

South Somerset District Council Five-Year Housing Land Supply Paper September 2021

1. Introduction

- 1.1. This report sets out the latest position on the five-year housing land supply for South Somerset District Council (SSDC), for the five-year period from 1 April 2021 to 31 March 2026. The information on extant planning applications and pending applications is accurate up to 30 June 2021.
- 1.2. The Council recognises that the information in this report can only represent a 'snapshot' in time. The position regarding the five-year housing land supply is constantly subject to change, whilst every house built, each planning permission granted, and every major change to the delivery timetable for a housing site will affect the position.

2. Background and Context

National Policy

- 2.1. The National Planning Policy Framework (NPPF) (2021) requires that Local Planning Authorities (LPAs) should use their evidence base to ensure that their Local Plan meets the identified housing need for their area.
- 2.2. Separate guidance¹ sets out a standard method for LPAs to use to determine the minimum number of homes needed over the plan period, which will be used to inform the Local Plan Review currently in preparation.
- 2.3. The NPPF requires LPAs to identify and update annually a supply of specific deliverable² sites sufficient to provide five years' worth of housing against their housing requirements.

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https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/728247/How_is_a_minimum_annual_local_housing_need_figure_calculated_using_the_standard_method.pdf

² The NPPF (2021) defines a deliverable site – "To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:

a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).

b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years "

For housing, a scheme is considered to be "major development" where 10 or more homes will be provided or the site has an area of 0.5 hectares or more.

- 2.4. The supply of specific deliverable sites should include a buffer (moved forward from later in the plan period). The buffer can range between 5% and 20% in accordance with the following circumstances set out in the NPPF:
- 5% to ensure choice and competition in the market for land; or
 - 10% where a LPA wishes to demonstrate a five year supply of deliverable sites through an annual position statement, or recently adopted plan, to account for fluctuations in the market during that year, or
 - 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply. This is measured against the Housing Delivery Test.³
- 2.5 A five year supply of deliverable housing sites, with the appropriate buffer, can be demonstrated in a number of circumstances; including where it has been established in a recently adopted plan, or in a subsequent annual position statement which has been produced through engagement with developers and others who have an impact on delivery, and been considered by, and incorporates the recommendations where necessary of the Secretary of State.
- 2.6 Since it was introduced in 2018 any significant under-delivery will be measured through the Housing Delivery Test (HDT). The HDT is an annual measurement of housing delivery over the previous three years and a measurement rule book is produced to set out how this is calculated⁴.
- 2.7 In the HDT results published in February 2021 South Somerset District Council achieved a result of 95% therefore for the purposes of this Five-Year Housing Land Supply report, a buffer of 5% is being applied. For clarity this report is not an annual position statement in the context of NPPF paragraph 74 b).**
- 2.8 In broad terms, the NPPF sets out the following process for assessing the housing requirements of a Local Planning Authority:
- i). For plan making (if submitted after 24 Jan 2019), to determine local housing need, the 'standard method' should be used, unless exceptional circumstances justify an alternative.

³ Where the Housing Delivery Test indicates that delivery was below 85% of the housing requirement.

⁴ https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/728523/HDT_Measurement_Rule_Book.pdf

- ii) Local Planning Authorities must produce an annual assessment of the 5 Year Housing Land Supply against the housing requirement in strategic policies, or against their local housing need where the strategic policies are more than five years old.
- iii) Unless these strategic policies have been reviewed and found not to require updating. Where local housing need is used as the basis for assessing whether a five year supply of specific deliverable sites exists, it should be calculated using the standard method set out in national planning guidance.
- iv) 'Local housing need' is defined as "*The number of homes identified as being needed through the application of the standard method set out in national planning guidance (or, in the context of preparing strategic policies only, this may be calculated using a justified alternative approach as provided for in paragraph 60 of this Framework)*".

2.9 The South Somerset District Council Local Plan was adopted in March 2015. Its strategic policies on housing requirement have not been reviewed since. Therefore, as per ii) (above), as the policies are more than five years old, the requirement for the Council is set out in the 'local housing need'. The 'local housing need' is calculated through the application of the standard method as per the method in national guidance.

2.10 The national guidance also sets out the approach to dealing with past under delivery/ shortfalls. It is clear that: where the standard method for assessing local housing need is used as the starting point in forming the planned requirement for housing, the standard method factors in past under-delivery as part of the affordability ratio, so there is no requirement to specifically address under-delivery separately when establishing the minimum annual local housing need figure.

2.11 The Local Plan is presently undergoing a Review. An Issues and Options consultation was undertaken between October 2017 and January 2018; responses informed the Preferred Options consultation, which ran from June until September 2019.

3 Determining the Five-Year Housing Requirement

Overview

3.1 In order to reach a conclusion on whether or not the Council can currently demonstrate a five-year supply of housing land, the following component parts need to be examined:

- The basic annual housing requirement;
- The five-year basic housing requirement;
- The net housing completions since the start of the Local Plan period in 2006;
- Any track record of 'significant under delivery' determined through the HDT; and
- The buffer to be applied to the basic five-year housing requirement figure

The basic annual housing requirement

3.2 National Guidance states that the standard method can be used to calculate a minimum annual local housing need figure as follows:

Step 1 - Setting the baseline - Set the baseline using national household growth projections (2014-based household projections in England, table 406 unitary authorities and districts in England) for the area of the local authority. Using these projections, calculate the projected average annual household growth over a 10 year period (this should be 10 consecutive years, with the current year being used as the starting point from which to calculate growth over that period). Note that the figures displayed are rounded and individual cells need to be viewed in order to see the full number.

Step 2 - An adjustment to take account of affordability - Then adjust the average annual projected household growth figure (as calculated in step 1) based on the affordability of the area.

3.3 The Local Plan sets out a housing requirement of 15,950 dwellings to be delivered over the 22 year period. This equates to an annualised average of 725 dwellings per annum. However, applying the national standard method for the District, the basic Need Housing figure per annum is **690** (March, 2021), or 13,800 over a Plan period of 20 years.

The five-year basic housing requirement

- 3.4 Determining the five-year basic housing requirement is calculated by multiplying the annual requirement, over a five-year period. This equates to **3,450 dwellings** (690 x 5).

The appropriate buffer to be added

- 3.5 The new NPPF (2021) at paragraph 74 requires a 20% buffer to be applied where there has been significant under delivery of housing over the previous three years. It states in footnote 41 that this will be measured against the Housing Delivery Test. Significant under delivery is where the result indicates that delivery was below 85% of the housing requirement. As set out above in this instance a 5% buffer has been applied to the Five-Year Housing Land Supply calculation.
- 3.6 Based on the Government's own methodology for calculating the test result as set out in the Housing Delivery Test Measurement Rule Book, July 2018⁵, in February 2021 South Somerset District Council achieved a Housing Delivery Test result of 95% therefore a 5% buffer has been applied.
- 3.7 The PPG clarifies that the appropriate buffer should be applied to the housing requirement. This should be addressed in the first five years. Buffers are not in themselves cumulative and the appropriate one should be applied depending on the circumstances.

Summary

- 3.8 Table 1 provides a summary of the current five-year housing requirement in South Somerset. The overall conclusion is that the Council will need to be able to demonstrate a land supply capable of delivering **3,623 dwellings** (rounded) in the next five years, or an annual completion rate of **725 dwellings** (rounded).

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https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/728523/HDT_Measurement_Rule_Book.pdf

Table 1: Overview of the Component Parts of Five-Year Housing Requirement

Components of the Five-year Housing Requirement	Method	Total
Basic Housing Requirement (annualised)		690
Basic Housing Requirement over a five-year period	(690 x 5)	3,450
Basic Requirement with 5% Buffer Added	(3,450 x 1.05)	3,623 (rounded)
Five-year annual completion rate (+ 5% buffer)	(3,623 / 5)	725 (rounded)

4 Identifying the Five-Year Housing Land Supply

Overview

- 4.1 The NPPF provides the context from which the supply of housing sites can be determined. The NPPF at Paragraph 74 states that LPAs should: *“identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years’ worth of housing...”* (See earlier footnote 2).
- 4.2 The following component parts of the supply of land for housing have been included and Appendix Two sets out the Council’s supply of housing sites in detail.

Sites with planning permission

- 4.3 The Council has identified extant sites within the District that benefit from full or outline planning permission (including reserved matters, prior approval, or permitted development) from 1 April 2006 to 30 June 2021. The Council has taken a robust approach calculating the Five Year Housing Land Supply and delivery trajectories, in the knowledge that these may have been affected by lockdown restrictions associated with the Covid-19 pandemic.
- 4.4 Outline permissions under 10 dwellings have been included in the first five years where phosphates is not an issue (see paragraphs 4.14-4.20). Outline permissions for major development, as defined in the NPPF⁶ are not generally included within the first five years’ housing land supply, unless there are clear reasons and expectations that the site will be approved and come forward and be delivered within that timeframe.

⁶ **Major development:** For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more.

- 4.5 Via a Large Sites Survey, the Council has contacted developers and landowners or their agents of all major sites with planning permission in order to inform their trajectory. Where no feedback was forthcoming, the deliverability of major sites was based on: analysis of any completions during 2020/21 regarding build out rates; discussions with development management officers; as well as an understanding of the position in relation to phosphates.
- 4.6 The Large Sites Survey 2021 was carried out using Citizen Space consultation software. All relevant landowners, developers or agents were contacted via email on 3 August 2021 and given until 13 August to respond. They were sent a link and asked to complete a form for each major site. An example of the covering email text and Large Sites Survey form are shown in Appendix One of this report.
- 4.7 Follow up emails and phone calls commenced on 24 August 2021 to complete any outstanding sites from the survey.
- 4.8 The Council has also documented schemes where a planning application is pending a decision. These are also not generally included within the housing land supply, unless there are clear reasons and expectations that the site will be approved and come forward and be delivered within that timeframe, as agreed with the relevant developers through the Large Sites Survey undertaken this year. If a pending decision is for an application on a site that has been assessed as suitable, available and developable within the HELAA, the scheme is then included within years 6-10/11-15 depending on the scale of delivery.
- 4.9 In analysing current and future planning applications and planning permissions, the changes in permitted development in relation to use classes and conversions (including barn conversions) also generate additional housing supply. For the avoidance of doubt, these types of development where it is shown that they generate new housing are included in the calculation of new housing delivery and future housing supply.
- 4.10 Furthermore, the expected delivery of care homes is included in the calculation of new housing delivery and future housing supply. This is based on applying the ratio of 1.8 to the number of rooms provided, which follows the methodology published in the Housing Delivery Test Measurement Rule Book.

Sites within the Housing and Employment Land Availability Assessment

- 4.11 Sites within the Housing and Employment Land Availability Assessment (HELAA) have been identified in conjunction with the development industry and sites have been deemed as 'suitable', 'available' and 'developable'. HELAA sites where planning permission is pending are included within the later part of the housing trajectory (i.e. Years 6-10 and Years 11-15). HELAA sites which have not received planning permission and which have not been carried forward as allocations in the Local Plan Review Preferred Options have not been included in the Five Year Housing Land Supply Review trajectory.

Windfall Sites

- 4.12 The Council has consistently advocated that a proportion of its housing delivery occurs through windfall sites. The geographical extent and rural nature of the District, along with the range of settlement types and size, lends itself to small-scale sites coming forward with no prior warning. This is particularly true in the smallest settlements in the District where minor infill plots and single home applications are commonplace. Similarly, Government's relaxation of permitted development rights and change of use has resulted in additional windfalls.
- 4.13 In the past the Council has adopted an extremely conservative approach to avoid over-reliance on windfalls contributing to supply given the approach taken for housing development coming forward in Policy SS2 Rural Settlements. However, having recently carried out detailed analysis, a windfall allowance of 100 dwellings per annum for years three to five has been included in the overall supply no allowance has been applied for years one and two in order to avoid any double counting. Consequently, 300 dwellings have been added to the supply; this represents 8.8% of the Council's overall five-year supply of 3,391 dwellings. Table 2 provides a summary of windfalls over a 10 year period.

Table 2: Windfall Sites – 10 Year Average

Year	Number of Windfall Completions (net)
2010/2011	96
2011/2012	60
2012/2013	87
2013/2014	61
2014/2015	92
2015/2016	173
2016/2017	81
2017/2018	122
2018/2019	115
2019/2020	98
10 Year Average	98.5

Somerset Levels and Moors – Phosphates

- 4.14 In August 2020 this Council, along with the other Somerset Council's and Dorset Council received a letter from Natural England concerning high levels of phosphates in the Somerset Levels and Moors and stressing the need to protect them from further phosphate pollution. The Somerset Levels and Moors are designated as a Special Protection Area (SPA) under the Habitat Regulations 2017 and listed as a Ramsar Site under the Ramsar Convention.
- 4.15 The Council has taken into account, that given the unfavourable condition of the Somerset Levels and Moors Ramsar Site, before determining any planning application that may give rise to additional phosphates within the catchment area, competent authorities should undertake a Habitats Regulations Assessment proceeding to an appropriate assessment where a likely significant effect cannot be ruled out, even where the development contains pollution mitigation provisions. A large proportion of the District falls within this catchment, SSDC is taking measures to protect the integrity of the Somerset Levels and Moors Ramsar Site when determining planning submissions following advice from Natural England. All residential development within the catchment area is impacted.
- 4.16 A phosphates calculator was developed to provide a transparent and rapid calculation of net phosphate loading from proposed developments, including phosphate offsetting calculations for on or off site locations. The calculator has been approved by Natural England and it can therefore be used to provide a standardised and transparent decision making tool for the Council and developers.

4.17 The five Somerset Local Planning Authorities jointly appointed Royal HaskoningDHV in March 2021 to develop a Phosphates Management Strategy to enable future development to take place within the catchment of the Somerset Levels and Moors Ramsar Site. The intention to commission consultants to prepare the strategy was reported to the SSDC District Executive on Thursday 4 February 2021. The programme is to deliver the strategy by the autumn of 2021. This will include a number of components:

- A definitive map of the geographical area of risk
- Definitive list of the types of development affected
- A solutions report
- Improvements to the calculator
- Nutrient neutrality policy for Local Plans
- Draft supplementary planning document

4.18 Further information on the Phosphates Management Strategy and related matters can be found on the South Somerset web site.⁷

4.19 As a result of the phosphates issue the Council has adopted a cautious approach in assessing the deliverability of development sites in the Five-Year Housing Land Supply assessment. In order to provide clarity the list of housing supply sites in Appendix Two of this report includes a 'Phosphates Status' for every site with planning permission i.e. it identifies whether the site is:

- Outside of the catchment area
 - Within catchment area – no phosphate mitigation required
- For clarity where this status is shown, it means that one of the following applies:
- The planning permission has been implemented
 - All conditions have been discharged
 - Condition/s still to be discharged but not in relation to phosphates
- Within catchment area – held-up solution awaited
 - Within catchment area – on-site solution agreed
 - Within catchment area – off-site solution agreed
 - Within catchment area – partial solution agreed to commence development

⁷ <https://www.southsomerset.gov.uk/services/planning/somerset-levels-and-phosphates/>

4.20 Due to the current situation and the number of applications impacted by the phosphates issue, years 4 and 5 have a significantly lower number of dwellings to be delivered. This is because a precautionary approach has been taken with these applications in the five year housing land supply trajectory, essentially pushing these into years 6-10 and 11-15, depending on scale of the development. However, once mitigation solutions are brought forward, it is considered that delivery in future five year housing land supply reports will yield a more consistent trajectory.

5 Non-Implementation

5.1 The District Council has monitored planning applications that have not been implemented, either through their expiry before delivery or through them being withdrawn. From 1 April 2020 to 30 June 2021, there were 232 residential units that had not been implemented for these reasons. This represents about 5% of the otherwise anticipated delivery between 2020/21 to 2024/25 and it would therefore seem prudent to take into account such non-implementation in the expected 5 year supply of housing. In order to provide a robust housing supply figure, a 5% discount to the overall housing supply has been applied to take account of non-implementation.

6 Accelerating Housing Delivery

6.1 In order to be pro-active and to support the delivery of new housing in South Somerset the Council commissioned Three Dragons with Bespoke Property Consultants to carry out a review of housing delivery in the district and to recommend ways in which it could support housing delivery to be accelerated. The report Accelerating Delivery of Housing in South Somerset (2020)⁸ included a number of recommendations linked to the Five-Year Housing Land Supply that the Council has subsequently taken forward.

Those actions include:

- The introduction of a non-implementation allowance (see above).
- Monitoring of Large Sites Survey responses against actual delivery and adjustment of the trajectory if responses show that past trajectory has been overly ambitious.
- Discounting long standing extant planning permissions from the trajectory where there appears to be little or no chance of delivery.

⁸ See District Executive Committee 2 July 2020
<https://modgov.southsomerset.gov.uk/ielistDocuments.aspx?CId=136&MId=2722&Ver=4>

- Appointment of a senior officer to work directly with developers to help unlock strategic sites and increase overall housing delivery.

7 Housing Completions 2006-2021

7.1 Table 3 below shows annual net housing completions from 1 April 2006 to until 31 March 2021. Completions for 2020/21 demonstrate that house building in South Somerset continues apace. Therefore, the projected delivery of around 800 homes per annum for years 1-3 in the trajectory does not appear to be unrealistic.

Table 3: Net Housing Completions 2006-2021

	2006/2007	2007/2008	2008/2009	2009/2010	2010/2011	2011/2012	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	Total
Local Plan Target	725	725	725	725	725	725	725	725	725	725	725	725	725	725	725 ⁹	10875
Completions (net)	620	724	547	482	984	480	528	511	770	606	616	563	650	651	1093	9825

8 Conclusion

8.1 The Council's five-year housing land supply requirement is currently **3,623 dwellings** (rounded). Based upon the current assessment of future housing land supply for the period 1 April 2021 to 31 March 2026, the Council's deliverable five-year housing land supply and taking account of potential non-implementation, is **3,391 dwellings**.

8.2 As such, the Council cannot currently demonstrate a five-year supply of housing sites and can demonstrate a housing land supply equivalent to **4.7 years** (rounded).

⁹ **Note:** From 2020/2021 the standard method for calculating the Local Housing Need will be used when preparing the Five-Year Housing Land Supply. As advised in the Planning Practice Guidance the shortfall will not be carried forward as the standard method takes account of past under delivery.

- 8.3 The delivery of housing is a priority for the District Council and measures are being taken to accelerate housing growth, including working with the development industry to unlock sites.

Appendix One – Large Sites Survey

Introductory Text

South Somerset District Council is now preparing to calculate the five-year housing land supply 2021-2026, having previously published the 2020-2025 report in November 2020 and subsequent addenda, which can be found here: <https://www.southsomerset.gov.uk/your-council/your-council-plan-and-strategies/planning-policy/local-plan-review-2020-2040/>

Annex 2 of the National Planning Policy Framework (NPPF, 2021) defines a deliverable site. As well as identifying what sites are considered to be deliverable in principle within five years, the definition also identifies those sites that would require further evidence to be considered deliverable within the five years, these are those which:

- Have an outline planning permission for major development;
- Are allocated in a development plan;
- Have a grant of permission in principle; or
- Are identified on a brownfield register

In order to assist in obtaining this evidence and to ensure that the five-year housing land supply is as accurate as possible the Council is again carrying out this Large Site Survey of all extant major planning applications.

Given the advice from Government it is vital that the predicted annual delivery rates you provide us are as realistic as possible and we would request that you take into account any impact of any outstanding conditions that remain to be discharged or other matters, some of which are listed in the form, that may delay progressing the development such as the issue of the high levels of phosphates in the Somerset Levels and Moors, the availability of building materials or market factors.

The Council will be monitoring responses to the Large Site Survey more closely going forward to ensure that the five-year housing land supply is as accurate and realistic as possible, and following up any outstanding responses. You can see previous delivery projections by following the link above to the 2020 report.

Please find the link to the form to complete on the Council's Consultation Portal for each major planning application site listed in the schedule. Please complete the form for each site relevant to you by **13th August 2021**. Any additional information you are able to provide is welcome. If you are not the appropriate contact for a site then please could you forward the email to the correct person and let us know just in case we then need to investigate any outstanding matters.

Your input into this process is very important and would be very much appreciated. If you have any queries please do not hesitate to contact our officers at planningpolicy@southsomerset.gov.uk

Thank you for your assistance.

Large Sites Survey Form



South Somerset District Council

Large Site Survey 2021

Planning Application Number:

Address:

Proposal:

Planning Application Number	Total number of dwellings completed	Date Construction Commenced	Number of Dwellings Completed 2020/21	Total number of dwellings remaining to be delivered	Number of units to be delivered in 2021/22	Number of units to be delivered in 2022/23	Number of units to be delivered in 2023/24	Number of units to be delivered in 2024/25	Number of units to be delivered in 2025/26	Number of units to be delivered in 2026/31	Number of units to be delivered in 2031/37

Comments about Delivery Is delivery likely to be impacted by outstanding issues such as Phosphates mitigation measures, infrastructure requirements or discharge of pre-commencement conditions? Please tick any relevant issues. What do you estimate to timescale to be to resolving these?

Issue	Please Tick if Relevant	Method and timescale for resolution
Phosphates Impact Mitigation Measures		Eg. On or Off site solution.
Infrastructure Requirements such as a New Road/Junction		
Other Section 106 Requirements/ Completion.		Eg Affordable Housing requirements or financial contributions
Discharge of Conditions		
Availability of Building Materials and/or Labour		
Site Ownership Constraints		
Market Factors		
Other		

Please complete the Section below

General Data Protection Regulation (GDPR)

We will use the details of sites submitted to inform the formulation of the Five-Year Housing Land Supply Report, which will in turn be made publically available. Personal details (name and contact details) will NOT be made publically available but will be kept in a secure database and used by Officers of the Council for reasons such as to

request further information if necessary. Personal data will not be sold and will not be used for any other purpose. If necessary submitted forms will be used as evidence, for example in the process of dealing with planning appeals and a summary of the responses received will be published alongside the Five-year Housing Land Supply Report.

All information submitted will be kept for such time as is relevant for this purpose and/or until the record is no longer required – for example when the site has been completed or superseded by a subsequent survey.

Please confirm you give your consent to the above use of your contact details (✓)

☐

All data will be processed in accordance with the GDPR. The Council's Privacy Policy can be found on our website here:
<https://www.southsomerset.gov.uk/your-council/data-protection-and-freedom-of-information/privacy-and-data-protection/>

Signed:

Date:

Contact details:

Appendix Two – List of Housing Supply Sites

		Key										
		Years 6 to 10 and 11 to 15										
		Pending Planning application										
		HELAA site only										
Italics - check whether superseded	HELAA Reference (if applicable)	Planning Application Number	21-22	22-23	23-24	24-25	25-26	26-31	31-36	Total Housing Delivery (Net) 2021-2036	Description / Rationale	Phosphates Status
YEOVIL												
Brimsmore, Key Site, Thorne Lane		05/00753/OUT	39	60	80	80	80	400	55	794	Outline permission 05/00753/OUT (830) approved in March 2005. Subsequent reserved matters applications approved 16/00978/REM (289), (this replaces 11/00362/REM) BUT only intending to develop 262 under this application. 17/03214/REM – 31 dwellings– this is completed. 17/0440/REM (642) planning permission approved 27/07/18 – 640 dwellings (lost 2 through amendments and includes the 31), Total to be developed = 262+640 = 902. Completions started in 2015 - 71. Potential for additional 73 plots to come forward, taking site over 975 dwellings. Trajectory as advised in Large Sites Survey response 2021. 184 completions in total so far (including 10 in 2020/21) 794 remaining dwellings to be delivered. Link Road: Preparatory work for a commencement of the construction of the Link Road is well advanced. An order is about to be placed for the undergrounding of the 33kv cables which cross the site. The current plan is to have the Link Road works sufficiently advanced to allow the cables to be laid in the part-built road in Summer 2022, with completion of the Link Road itself scheduled for Spring 2023. Year 3 has been reduced by 20 dwellings to be more consistent with the remainder of the trajectory.	Within catchment area – no phosphate mitigation required
		16/00978/REM										
		17/03214/REM										
		17/04400/REM										
Land at Lufton - Key Site		10/01875/REM (696)	50	50	50	50	50	45		295	Outline permission 05/00931/OUT (620) approved in March 2005. Subsequent reserved matters and full applications approved (10/01875/REM) 96, 18/00586/FUL Approved - to reconfigure the layout so that there will be 16 dwellings rather than the 12 originally approved so a net gain of 4). Site total is now 700 dwellings (some overlapping of applications). Completions started in 2014. Developer Persimmon Homes 2021 - Affordable Housing Development Programme - LiveWest have 21 units on site. 7 completed. 14 to be handed over in April 2022. No Large Sites Survey response received. 14/09/21 - site office visited and Site Manager stated that 50 plots are under construction and 295 to be delivered in the next phases.	Within catchment area – no phosphate mitigation required
		18/00586/FUL (net gain of 4)										
Bunford Heights, West Coker Road		13/01869/OUT 18/00176/REM	40	10						50	Outline planning permission 13/01869/OUT approved 09/11/15. Reserved matters permission has been approved (97). Development has commenced. Developers - Tilia Homes. Site visit 2021 - Construction on-going. LSS 2021 - 47 completions so far. 24 in 2021/22. 50 remaining to be delivered. Trajectory reflects response - delivery of final 50.	Within catchment area – no phosphate mitigation required
15 Lyde Road & 1 Cromwell Road, Yeovil		02/01821/FUL						3		3	Extant planning permission (approved 13/09/02). Commenced with 1 complete and 3 Not started. Site visit 2021 - Conversion of office and shop to 4 flats. Shop still there - hair salon. Unlikely to be progressed within 5 years.	Within catchment area – no phosphate mitigation required

Italics - check whether superseded	HELAA Reference (if applicable)	Planning Application Number	21-22	22-23	23-24	24-25	25-26	26-31	31-36	Total Housing Delivery (Net) 2021-2036	Description / Rationale	Phosphates Status
Land Rear Of Old Barn Way, Yeovil		09/02073/FUL						0		0	Extant planning permission (approved 14/09/09). Commenced with footings laid. Site visit 2020 showed that foundations are there but obscured by brambles. Site visit 2021 - No Change Large Site Survey 2021 - permission was implemented many years ago – I don't know anymore. Recorded as 0 due to long term non-implementation	Within catchment area – no phosphate mitigation required
Land Between Victoria Road, Cromwell Road & Lyde Road,		09/02146/REM						0		0	Extant planning permission (approved 16/10/09). Commenced with footings laid. Two blocks of flats approved - Block A 1-12, Block B 13-24. Site visit 2021 - No Change. Being used for car parking. Recorded as 0 due to long term non-implementation	Within catchment area – no phosphate mitigation required
103-107 Highfield Road, Yeovil		09/03111/FUL						0		0	Extant planning permission (approved 17/10/11). Demolition of existing bungalow, day centre and commercial/industrial buildings. Net gain is 13 dwellings as one bungalow demolished. Demolition complete, so technical start made. Site visit 2021 - No activity. Unlikely to be progressed within 5 years. Visit 2021 - No Change. Recorded as 0 due to long term non-implementation.	Within catchment area – no phosphate mitigation required
73-77 Hendford Hill, Yeovil		12/00236/FUL						13		13	Extant planning permission (approved 30/06/12). Commenced, but currently in use as a car wash. Permission is for 13 flats in one building flats on ground floor, 4 on first floor and 1 maisonette. Site visit 2021 - Building partly demolished. No change still in use as car wash. Unlikely to be progressed within 5 years.	Within catchment area – no phosphate mitigation required
Land adjacent Old Cinema Bed Centre, Court Ash, Yeovil		12/03120/FUL						0		0	Extant planning permission (approved 04/09/12). Technical start made. Site visit 2021 - unable to see any evidence due to area being over grown although recorded as footings being laid. Recorded as 0 due to long term non-implementation.	Within catchment area – no phosphate mitigation required
21 The Park, Yeovil		12/03941/FUL	1							1	Extant planning permission (approved 12/12/12). Commenced with demolition completed 31/03/14. Certificate of Lawfulness application submitted for lawful commencement in June 2018 and permitted. Given CLEUD - potential for delivery within 5 years Site visit 2021 - under construction - well advanced.	Within catchment area – no phosphate mitigation required
Richmond Villa, 27 Higher Kingston, Yeovil		15/00065/FUL						7		7	Extant planning permission (approved 23/02/15). Application is to change an HMO and flat into 7 flats (net increase in 6 dwellings). Commenced. Site visit 2021 - Little on-going activity. Unlikely to be progressed within 5 years.	Within catchment area – no phosphate mitigation required
Black Horse Inn, The Avenue, Yeovil		13/04068/FUL	1							1	Extant planning permission (approved 23/01/14). Commenced. Site visit 2021 - under construction. Workers on site.	Within catchment area – no phosphate mitigation required
Allotment Gardens, Pen Mill Station Approach, Yeovil		15/03190/FUL								0	Extant planning permission (approved 03/12/15). Expires 03/12/18. Commenced. 2020 - the site is overgrown and no sign of footings but monitoring records it has commenced. Site visit 2021 - No change. Considered unlikely to deliver so recorded as 0.	Within catchment area – no phosphate mitigation required
Warehouse And Premises, 3 Newton Road, Yeovil		16/04661/FUL	54							54	Permission in 2001 for 14 flats - these were built. 2016 permission seeks to create 99 flats (but only a net gain of 85, as the 14 built are to be demolished and rebuilt as part of the 99). Extant planning permission (approved 31/03/17). Discharge of conditions in June 2018. Large Sites Survey response 2021 - response implies that all uunit completed but clarified with developer and confirmed that 54 units remain to be delivered and these will be completed in 2021/22.	Within catchment area – no phosphate mitigation required
4 Church Street, Yeovil		19/02720/FUL	1							1	Extant planning permission. Approved 20/12/19. Expires 20/12/22. Site visit 2021 - still under construction	Within catchment area – no phosphate mitigation required

Italics - check whether superseded	HELAA Reference (if applicable)	Planning Application Number	21-22	22-23	23-24	24-25	25-26	26-31	31-36	Total Housing Delivery (Net) 2021-2036	Description / Rationale	Phosphates Status
Land rear of 120 to 124 Mudford Road, Yeovil		17/02282/FUL						1		1	Extant planning permission (approved 11/08/17). Expires 11/08/20. Self-Build application. Site visits 2020 and 2021 showed building materials in the front garden. Considered to be under construction but unable to see or access site to assess status - so. No building control records. Outside years 1-5 due to uncertainty.	Within catchment area – held-up solution awaited
Holcote House, Mudford Road, Yeovil		18/02754/FUL	1							1	Extant planning permission. Approved 09/01/19 (same site as 18/01063/COU adjoining). Site visit 2021 - under construction. Significant progress since visit in 2020.	Within catchment area – no phosphate mitigation required
Prestleigh House 38-40 Hendford, Yeovil		20/00479/FUL			3					3	Permission granted for 3 additional flats 14/09/2020. Expires 14/09/23. Site visit 2021 - not started.	Within catchment area – no phosphate mitigation required
17 Wyndham Street, Yeovil		18/03495/FUL	1							1	Extant planning permission. Approved 07/12/18. Expires 07/12/21. Site visit 2021 - under construction.	Within catchment area – no phosphate mitigation required
Land Adj. Earl Street, Yeovil		18/03625/FUL		2	2					4	Extant planning permission. Approved 28/02/19. Expires 28/02/22 Site visit 2021 - commenced. Demolition has taken place, site cleared and being marketed.	Within catchment area – no phosphate mitigation required
89 Sherborne Road, Yeovil		18/04023/PAP								0	Extant planning permission. Approved 12/02/19. Completion has to be by 12/02/22. Site visit 2021. Not started. 20/00276/FUL for 13 flats awaiting decision. Extant permission possibly unlikely to be implemented so recorded as 0.	Within catchment area – held-up solution awaited
1 Milford Road, Yeovil		18/01328/FUL		1						1	Extant planning permission. Approved 16/10/18. Expires 16/10/21. Site visit 2021 - not started.	Within catchment area – no phosphate mitigation required
47 Rowan Way, Yeovil		18/01704/FUL		1						1	Extant planning permission. Approved 07/02/19. Expires 07/02/22. Site visit 2021 - not started. Site fenced off and suggestion that work was about to commence.	Within catchment area – no phosphate mitigation required
166 Hendford Hill, Yeovil		18/02339/FUL						7		7	Extant planning permission. Approved 19/12/18. Expires 19/12/21. Conversion of house to 7 flats. Site visit 2021 - not started. Pre-commencement conditions not discharged. Email correspondence regarding CIL 2019. Some uncertainty over likely delivery so moved outside of years 1-5.	Within catchment area – no phosphate mitigation required
166, Hendford Hill, Yeovil		08/03324/FUL								0	Site visit 2021 - Care home built but rest not started. Delivery unclear so recorded as 0.	Within catchment area – no phosphate mitigation required
Former Council Offices, King George Street		18/02677/P3JPA								0	Extant planning permission. Approved 25/10/18. Completion has to be by 25/10/21. Site visit 2021 - no evidence that work has commenced. No Council Tax records. Delivery uncertain so recorded a 0.	Within catchment area – held-up solution awaited
16A Wyndham Street, Yeovil		19/00308/PAI		1						1	Extant planning permission. Approved 03/06/19. Completion has to be by 03/06/22. Site visit 2021 - not started.	Within catchment area – held-up solution awaited
62 Tower Road, Yeovil		19/00609/FUL	1							1	Extant planning permission. Approved 07/06/19. Expires 07/06/22. Site visit 2021 - under construction - well advanced.	Within catchment area – no phosphate mitigation required
1st & 2nd Floor, 57-59 Middle Street, Yeovil		19/00656/FUL		4						4	Extant planning permission. Approved 12/06/19. Expires 12/06/22. Site visit 2021 - not started.	Within catchment area – no phosphate mitigation required
Land at Hill View, Yeovil		18/03374/OUT						5		5	Extant planning permission. Approved 16/08/2019. Expires 16/08/22. Reserved Matters application will be impacted by Phosphates. Moved beyond years 1-5.	Within catchment area – held-up solution awaited
23 Hillgrove, Yeovil		18/03636/FUL	1							1	Extant planning permission. Approved 21/08/2019. Expires 21/08/22. Site visit 2021 - under construction - well advanced.	Within catchment area – no phosphate mitigation required
Land adj 11 Summerlands, Yeovil		18/03972/OUT						1		1	Extant planning permission. Approved 28/08/2019. Expires 28/08/22 - Reserved Matters will be impacted by Phosphates. Moved beyond years 1-5.	Within catchment area – held-up solution awaited
20 Highfield Road, Yeovil		19/01591/FUL	2							2	Extant planning permission. Approved 06/08/2019. Expires 06/08/22. (2) Site visit 2021 - under construction. Well advanced.	Within catchment area – no phosphate mitigation required
44a & 46 Roping Road, Yeovil		19/01742/FUL; 20/00058/FUL	2							2	Extant planning permission. Approved 22/08/2019. Expires 22/08/22 Site visit 2021 - virtually complete.	Within catchment area – no phosphate mitigation required

Italics - check whether superseded	HELAA Reference (if applicable)	Planning Application Number	21-22	22-23	23-24	24-25	25-26	26-31	31-36	Total Housing Delivery (Net) 2021-2036	Description / Rationale	Phosphates Status
3 Goldcroft, Yeovil		19/01816/P3JPA	9							9	Extant planning permission. Approved 15/08/2019. Expires 15/08/22 Site visit 2021 - virtually complete - workers on site.	Within catchment area – no phosphate mitigation required
Land at Malvern Court, Yeovil		20/00407/OUT						1		1	Extant planning permission. Approved 06/04/20. Expires 06/04/23. Reserved Matters will be impacted by phosphates so moved beyond years 1-5.	Within catchment area – held-up solution awaited
41 Percy Road, Yeovil		19/03430/FUL			1					1	Extant planning permission. Approved 02/03/20. Expires 02/03/23. Site visit 2021 - not started	Within catchment area – no phosphate mitigation required
Land to the rear of Penfield Villas, Penfield, Yeovil		19/02907/OUT						2		2	Extant planning permission. Approved 02/04/20. Expires 02/04/23. Reserved Matters will be impacted by phosphates so moved beyond years 1-5.	Within catchment area – held-up solution awaited
Land adj to 12 Welbeck Road, Yeovil		19/00819/FUL			2					2	Extant planning permission. Approved 05/09/19. Expires 05/09/22. Site visit 2021 - Not started.	Within catchment area – no phosphate mitigation required
Land Rear of 6 Home Drive, Yeovil		19/01389/FUL	1							1	Extant planning permission. Approved 02/10/19. Expires 02/10/22 Site visit 2021 - under construction. Well advanced.	Within catchment area – no phosphate mitigation required
20A, Nash Lane, East Coker , Yeovil		19/01518/OUT						1		1	Extant planning permission. Approved 04/05/20. Expires 04/05/23. Reserved Matters will be impacted by phosphates so moved beyond years 1-5.	Within catchment area – held-up solution awaited
Land rear of Furzy Knapp, 139 West Coker Road, Yeovil		19/03405/FUL				1				1	Extant planning permission. Approved 21/05/20. Expires 21/05/23. Site visit 2021 - Not Started	Within catchment area – no phosphate mitigation required
Land Off Stone Lane Yeovil		15/00763/FUL		10	10	9				29	Extant planning permission Approved 28/03/2017. Expires 28/03/20. Site visit 2021 - commenced. Access only. Large Site Survey 2021 - Agent - the permission has been implemented. No further work has taken place to the best of my knowledge.	Within catchment area – no phosphate mitigation required
16B Hendford, Yeovil		20/01055/FUL			7					7	Extant planning permission. Approved 23/07/20. Expires 23/07/23. (7) Site visit 2021 - not started. Businesses closed.	Within catchment area – no phosphate mitigation required
30, The Park, Yeovil		20/00699/FUL			2					2	Extant planning permission. Approved 09/09/20. Expires 09/09/23. Granted for a student accommodation block 2 units. Site visit 2021 - commenced as garage demolished.	Within catchment area – no phosphate mitigation required
1, Great Western Terrace, Yeovil		20/01115/PAI			1					1	Extant planning permission. Approved 10/06/2020. To be completed by 10/06/23. Site visit 2021 - not started.	Within catchment area – held-up solution awaited
2/4 Beer Street, Yeovil		19/01708/FUL		5						5	Extant permission. Approved 18/06/20. Expires 18/06/23. permission granted for five flats. Site visit 2021 - under construction. Workers on site.	Within catchment area – no phosphate mitigation required
Upper Mudford, Primrose Lane, Yeovil	E/MUDF/0002 & 0003, 0009	14/02554/OUT						250	400	650	Allocated Site - North East Sustainable Urban Extension. (765) Policy YV1 in Local Plan Review Preferred Options document, June 2019. Outline Planning application approved subject to S106 agreement. Cautious approach has been taken due to recent advice from NE regarding the Somerset Levels and Moors SPA/Ramsar Site.	Within catchment area – held-up solution awaited
Land At Keyford, Dorchester Road, Yeovil	S/EACO/0024	15/01000/OUT						300	400	700	Allocated Site - Southern Sustainable Urban Extension. (800) Policy YV1 in Local Plan Review Preferred Options document, June 2019. Approved subject to S106. Developer advised a more optimistic trajectory but cautious approach has been taken due to recent advice from NE regarding the Somerset Levels and Moors SPA/Ramsar Site.	Within catchment area – held-up solution awaited
Land West of Bunford Hollow, West Coker	Part S/WECO/0011	17/03320/OUT							100	100	Part of a number of HELAA sites which are suitable, available and developable. Forms part of Local Plan Review Preferred Options document, June 2019, Policy YV9 for about 100 dwellings. Outline application awaiting decision.	Within catchment area – held-up solution awaited
Land east of Holywell, West Coker Road, Yeovil		17/03673/OUT								0	Planning permission pending consideration (95). Part of Local Plan Issues and Options YEO 8. Not identified as a Preferred Option (Draft Local Plan Review June 2019)	Within catchment area – held-up solution awaited
The Park School Kingston Site Kingston, Yeovil		20/01087/FUL								0	Planning Application Pending Consideration (45)	Within catchment area – held-up solution awaited
4 Combe Street Lane Yeovil		20/01398/FUL								0	Planning Application Pending Consideration (2)	Within catchment area – held-up solution awaited

Italics - check whether superseded	HELAA Reference (if applicable)	Planning Application Number	21-22	22-23	23-24	24-25	25-26	26-31	31-36	Total Housing Delivery (Net) 2021-2036	Description / Rationale	Phosphates Status
Land North Of Brimsmore Tintinhull Road Yeovil	S/YEWI/0001/ S/YEWI/0003/	19/03242/OUT							185	185	Planning Application Pending Consideration (185). S/YEWI/0001/ Part of a wider mixed use site. Housing element is suitable, available and developable for 17 dwellings. Part of Local Plan Review Option YEO3. S/YEWI/0003 Housing element is suitable, available and developable for 110 dwellings. Part of Local Plan Review Issues and Options YEO3. Forms part of Local Plan Review Preferred Options document, June 2019, Policy YV4 for about 200 dwellings. 127 Dwellings retained in longer term Supply due to HELAA. Impacted by phosphates.	Within catchment area – held-up solution awaited
Land North of, Combe Street Lane Yeovil		20/00534/FUL								0	Planning Application Pending Consideration (6)	Within catchment area – held-up solution awaited
Prestleigh House, 38-40 Hendford, Yeovil		20/03512/FUL								0	Planning Application Pending Consideration (4)	Within catchment area – held-up solution awaited
Land off George Smith Way	S/BRYM/0004/								71	71	Site is suitable, available and developable for 71 dwellings. Panel advises years 0-5 but no planning permission.	
Off Sandhurst Road & Plackett Lane, Gunville Lane, Yeovil, Somerset	S/EACO/0003/									0	Suitable, available and developable for 445 dwellings. Part of Local Plan Review Preferred Option YEO7. Not identified as a Preferred Option (Draft Local Plan Review June 2019)	
Land at White Post	S/EACO/0004/10								37	37	Site is suitable, available and developable for 37 dwellings. Part of Local Plan Option YEO8. Not identified as a Preferred Option (Draft Local Plan Review June 2019)	
Windsor House, Yeovil Road, Yeovil, Somerset	S/EACO/0007/									0	Suitable, available and developable for a total of 10 dwellings.	
Greggs Riding School, Plackett Lane, East Coker	S/EACO/0020/									0	Suitable, available and developable for 155 dwellings. Part of Local Plan Review Issues & Options YEO7. Not identified as a Preferred Option (Draft Local Plan Review June 2019)	
Key Farm, Dorchester Road, Yeovil	S/EACO/0022									0	Site is suitable, available and developable for 762 dwellings. Part of Local Plan Review Option YEO6. Forms part of Local Plan Review Preferred Options document, June 2019, Policy YV3 for part of site for 265 dwellings. Whole site can accommodate around 762.	
Broadleaze Farm, Bunford Hollow	S/WECO/0009									0	Site is suitable, available and developable for 550 dwellings. Planning application 17/03320/OUT for 100 dwellings - pending (see above).	
Land and buildings north of the junction of St Michaels Road & Victoria Road	S/YEOV/0006							12		12	0.1ha site submitted as Local Plan Review Omission Site in 2018. Site is suitable, available and developable for 12 dwellings. Forms part of Local Plan Review Preferred Options document, June 2019, Policy YV7 for about 12 dwellings.	
Former Bus Depot, Reckleford, Yeovil	S/YEOV/0008							34		34	0.5ha site submitted as Local Plan Review Omission Site in 2018. Site is suitable, available and developable for 100 dwellings. Identified as part of Local Plan Review Preferred Options document, June 2019, Policies YV6 for about 100 dwellings. Extant planning permission 18/02462/FUL for 66 dwellings - under construction (see above) . Capacity reduced accordingly.	
Former Box Factory, South Street	S/YEOV/1300/							85		85	Site is suitable, available and developable for 20 dwellings. Identified as part of Local Plan Review Preferred Options document, June 2019, Policy TC1 for about 85 dwellings.	
Yeovil Cattle Market Site, Market Street, BA20 1HS	S/YEOV/1302/							120		120	Site is suitable, available and developable for 120 dwellings. Local Plan Review Omission Site in 2018. Site on Brownfield register. Abnormal site costs. Yeovil Refresh Opportunity Site. Identified as part of Local Plan Review Preferred Options document, June 2019, Policy TC1 for about 120 dwellings.	
Petters Way Car Park, Petters Way	S/YEOV/1303/								20	20	Site is suitable, available and developable for 9 dwellings. Local Plan Review Omission Site in 2018. Identified as part of Local Plan Review Preferred Options document, June 2019, Policy TC1 for about 20 dwellings.	

Italics - check whether superseded	HELAA Reference (if applicable)	Planning Application Number	21-22	22-23	23-24	24-25	25-26	26-31	31-36	Total Housing Delivery (Net) 2021-2036	Description / Rationale	Phosphates Status
Land opposite Fairmead School, Mudford Road	S/YEWI/0004/ (part) and E/MUDF/0004/ (part)								25	25	S/YEWI/0004 Site is suitable, available and developable for 20 dwellings. Part of Local Plan Review Issues and Options, Option YEO5 . Forms part of Local Plan Review Preferred Options document, June 2019, Policy YV5 for about 25 dwellings.	
Land at Marshes Hill Farm, Marsh Lane	S/YEWI/0006/									0	Site is suitable, available and developable for 25 dwellings. Part of Local Plan Review Issues and Options YEO4. Not identified as a Preferred Option (Draft Local Plan Review June 2019)	
Land at junction of Combe Street Lane and A38	S/YEWI/0007/									0	Site is suitable, available and developable for 25 dwellings. Part of Local Plan Review Issues and Options YEO4. Not identified as a Preferred Option (Draft Local Plan Review June 2019)	
Longcroft Farm, Stone Lane	S/YEWI/0008/								0	0	Site is suitable, available and developable for 270 dwellings. Note planning permission has been granted for 29 dwellings via 15/00763/FUL (55+ bungalows) HELAA site capacity reduced accordingly.	
West of Marsh Lane, March Lane	S/YEWI/0011									0	1.38ha site submitted as Local Plan Review Omission Site in 2018. Site is suitable, available and developable for 41 dwellings.	
Land North West of Brimsmore	S/YEWI/0012								200	200	13ha site submitted as Local Plan Review Omission Site in 2018. Site is suitable, available and developable for 390 dwellings. Forms part of Local Plan Review Preferred Options document, June 2019, Policy YV2 for about 200 dwellings.	
Land at 269 Mudford Road, Yeovil	S/YEWI/0500									0	Site is suitable, available and developable for 17 dwellings.	
Land at Stone Farm, Yeovil	E/MUDF/0001/10									0	Site is suitable, available and developable for 130 dwellings. HELAA says 172 dwellings	
Land north of Mudford Road	E/MUDF/0004								55	55	Site is suitable, available and developable for 60 dwellings. Part of Local Plan Option YEO5. Capacity reduced to take account of Local Plan Review Preferred Option YV5 covered above under S/YEWI/0004/	
YEOVIL SUB-TOTAL			204	144	158	140	130	1287	1548	3611		
			776									
Site Name	HELAA Reference (if applicable)	Planning Application Number	21-22	22-23	23-24	24-25	25-26	26-31	31-36	Total Housing Delivery (Net) 2021-2036	Description / Rationale	Phosphates Status
CHARD												
Land North of Tatworth Road and Adjacent to Forton Road, Chard	W/CHAR/0018	15/04772/OUT 18/01902/REM	51	53	46	15				165	Outline permission approved 02/08/17. Extant planning reserved matters permission approved 21/02/19. (200). Allocated site. Adopted Local Plan Policies PMT1 and 2. Local Plan Review Preferred Options, June 2019 Policy CH1. Trajectory confirmed in Large Site Survey response 2021. Building Control - 35 Completions 2020-2021	Within catchment area – no phosphate mitigation required
Land off Oaklands Avenue	W/CHAR/0012/	15/02165/REM	22							22	Extant planning permission. Approved 29/06/16. (12/04319/OUT) (78) Infrastructure work has commenced. . Large Site Survey 2021- response stated that current projections should remain. Visit 2021 - Phase 1 and 2 complete (48 dwellings). Phase 3 - 8 dwellings complete - (56 complete in total) remainder under construction Building Control - 16 Completions 2020-2021	Within catchment area – no phosphate mitigation required
Site of former 75 Furnham Road (Mount Hindrance), Chard		12/02691/FUL	2							2	Extant planning permission. Approved 11/10/12. Commenced. Site visit - under construction	Within catchment area – no phosphate mitigation required
Store Hornsley rear of Crimchard, Chard		13/02652/FUL	1							1	Extant planning permission. Approved 23/08/13. Commenced. Site visit - under construction	Within catchment area – no phosphate mitigation required
Land Rear Of 46, Fore Street, Chard		15/00984/FUL	4							4	Extant planning permission. Approved 21/05/15 - Chard Working Man's Club. Developers on-site. Site visit 2021 - under construction.	Within catchment area – no phosphate mitigation required
The Church Hall, East Street, Chard		16/00306/FUL	4							4	Extant planning permission. Approved 22/07/16. Flats on ground and first floor (10). Commenced. Site Visit 2021 - 6 complete. 4 under construction	Within catchment area – no phosphate mitigation required
Slades Garage, Touchstone Lane, Chard		16/04216/FUL		6						6	Extant planning permission. Approved 23/11/16. Expires 23/11/19. Site visit 2021- permission implemented on site (drainage works).	Within catchment area – no phosphate mitigation required

Italics - check whether superseded	HELAA Reference (if applicable)	Planning Application Number	21-22	22-23	23-24	24-25	25-26	26-31	31-36	Total Housing Delivery (Net) 2021-2036	Description / Rationale	Phosphates Status
Land Rear of Phoenix Hotel and Car Park, Essex House, Chard		18/01713/FUL	4							4	Extant planning permission. Approved 17/08/18 - Expires 17/08/21. No discharge of conditions or commencement notice. Site visit 2021 - under construction, pre-commencement conditions discharged under 21/00486/DOC 12/03/2021	Within catchment area – no phosphate mitigation required
Land Rear Of 23 Crimchard, Chard		17/00320/FUL	1	1						2	Extant planning permission. Approved 29/03/17. Site visit 2021 - One unit under construction and one not started	Within catchment area – no phosphate mitigation required
9A High Street, Chard		18/02250/FUL		1						1	Extant planning permission. Approved 02/10/18. Expires 02/10/21. Site Visit 2021 - not started. No pre-commencement conditions on decision notice.	Within catchment area – no phosphate mitigation required
48, Glanvill Avenue, Chard		20/01385/FUL		1						1	Permission granted for one dwelling 22/07/2020. Visit 2021 - Not started. Conditions discharged under 20/02410/DOC 07/12/2020	Within catchment area – no phosphate mitigation required
6 Vicarage Close, Chard		18/03808/FUL	1							1	Extant planning permission. Approved 05/06/19. Expires 05/06/22. Site Visit 2021 - under construction.	Within catchment area – no phosphate mitigation required
Workshop Opposite High View Mews, Victoria Avenue, Chard		19/00254/FUL		1						1	Extant planning permission. Approved 23/04/19. Expires 26/04/22. Site visit 2021 - not Started Conditions discharged by 19/01876/DOC 21/08/2019	Within catchment area – no phosphate mitigation required
29 Fore Street, Chard		19/00438/FUL		1						1	Extant planning permission. Approved 12/04/19. Expires 12/04/22. No pre-commencement conditions applied to decision notice. Site visit 2021 - not started.	Within catchment area – no phosphate mitigation required
Land To The Rear Of Easthill, 35 Crewkerne Road, Chard		19/00701/FUL		2						2	Extant permission - approved 12/06/2019. Expires 12/06/2022. (2) Site visit 2021 - No NOC or DOC - site visit confirmed that development has not started. No pre-commencement conditions applied to the decision notice.	Within catchment area – no phosphate mitigation required
Ernest Ashman Place, Furnham Palace, Chard		19/00908/FUL		2						2	Extant planning permission. Approved 14/06/19. Expires 14/06/22. Site visit 2021 - Not started. No pre-commencement conditions applied to the decision notice.	Within catchment area – no phosphate mitigation required
The Limes, Snowdon Cottage Lane, Chard		19/01080/FUL		1						1	Extant planning permission . Approved 30/08/19. Expires 30/08/22 Site visit 2021 - not started. Pre-commencement conditions relate to root protection & archaeology.	Within catchment area – no phosphate mitigation required
Land rear of 43 Crimchard,Chard		19/03479/FUL		2						2	Extant planning permission . Approved 08/04/20. Expires 08/04/23. Site visit 2021 - under construction. Conditions discharged by 20/01432/DOC on 02/07/2020.	Within catchment area – no phosphate mitigation required
10 Fore Street, Chard		20/00212/FUL			4					4	Extant planning permission . Approved 29/05/20. Expires 29/05/23. Site visit 2021 - not started. No pre-commencement conditions applied to decision notice.	Within catchment area – no phosphate mitigation required
15 Crewkerne Road, Chard		19/01460/FUL		1						1	Extant planning permission . Approved 25/10/19. Expires 25/10/22. Site visit 2021 - not started. No pre-commencement conditions applied to decision notice.	Within catchment area – no phosphate mitigation required
Land adjacent 10, Gifford Close, Chard		20/01707/FUL	1							1	Extant permission. Permission granted for 1 dwelling 02/10/2020. Expires 02/10/2023. Site visit 2021 - under construction.	Within catchment area – no phosphate mitigation required
Former NatWest, 7 Fore Street, Chard		20/00117/FUL			8					8	Extant permission. Permission granted for conversion to include 8 dwellings. 02/07/2020. Expires 02/07/2023. Site visit 2021 - not started. Pre-commencement condition relates to CEMP only.	Within catchment area – no phosphate mitigation required
25, Bondfield Way, Chard		20/01978/FUL	3							3	Extant permission. Permission granted for 3 dwellings 02/10/2020. Expires 02/10/2023. Site visit 2021 - under construction. No pre-commencement conditions applied to decision notice.	Within catchment area – no phosphate mitigation required
Land East of Crimchard, Chard	W/CHAR/0022	19/00074/FUL		30	30	30	30	22		142	Planning permission granted 15/10/2020 (142). Site visit 2021 - development is on site. Communication from developer in relation to 2021 Large Site Survey indicated that they are currently awaiting discharge of conditions (not phosphate related) so trajectory has been pushed back to take account of the delay.	Within catchment area – no phosphate mitigation required
Land adj Holbear, Forton Road, Chard		16/02874/FUL						200	52	252	Planning permission pending consideration (252). Allocated site within CEDA Phase 4. Principle of scheme is accepted, negotiation over design continues. Persimmon is the developer and likely to start as soon possible if an approval is given. Developer has a track record of high delivery once schemes approved. Adopted Local Plan Policies PMT1 and 2. Local Plan Review Preferred Options, June 2019, Policy CH1.	Outside of the catchment area

Italics - check whether superseded	HELAA Reference (if applicable)	Planning Application Number	21-22	22-23	23-24	24-25	25-26	26-31	31-36	Total Housing Delivery (Net) 2021-2036	Description / Rationale	Phosphates Status
Land East Of Mount Hindrance Farm, Mount Hindrance Lane, Chard	W/CONI/0002	18/04057/OUT						200	95	295	Planning permission pending consideration (295). Site is Partly within CEDA (adopted Local Plan Policy PMT1 and PMT1). Site is suitable, available and developable for 295 dwellings. Approved subject to S106.	Within catchment area – held-up solution awaited
Land at Thorhild, Tatworth Road, Chard	W/CHAR/0021	19/01053/FUL						94		94	Planning permission pending consideration (94). Site is identified in the HELAA as suitable, available and developable. Forms part of Local Plan CEDA allocation - Policies PMT1, PMT2 and Local Plan Review Preferred Options document, June 2019, Policy CH1	Within catchment area – held-up solution awaited
Land Adjoining Paintmoor House, Avishayes Road (Part of Key site)	W/CHAR/0002/							100	37	137	Site is suitable, available and developable for 137 dwellings. Site within CEDA - adopted Local Plan Policies PMT1 and 2. Local Plan Review Preferred Options, June 2019 Policy CH1.	
Land Adjoining Paintmoor House, Avishayes Road	W/CHAR/0005/								33	33	Site is suitable, available and developable for 33 dwellings. Site within CEDA - adopted Local Plan Policies PMT1 and 2. Local Plan Review Preferred Options, June 2019 Policy CH1.	
Chard Key Site	W/CHAR/0011/							24		24	Site is suitable, available and developable for 24 dwellings. Site within CEDA - adopted Local Plan Policies PMT1 and 2. Local Plan Review Preferred Options, June 2019 Policy CH1.	
Land Off Henderson Drive	W/CHAR/0013/								150	150	Site is suitable, available and developable for 150 dwellings. Site within CEDA - adopted Local Plan Policies PMT1 and 2. Local Plan Review Preferred Options, June 2019 Policy CH1.	
Land off Boden Street and Silver Street	W/CHAR/0019							8		8	Site is suitable, available and developable for 8 dwellings. Site within CEDA - adopted Local Plan Policies PMT1 and 2. Local Plan Review Preferred Options, June 2019 Policy CH1.	
Land to west of Crimchard	W/CHAR/0020							38		38	1.6ha site submitted as Local Plan Review Omission Site in 2018. Site is suitable, available and developable for 38 dwellings. Forms part of Local Plan Review Preferred Options document, June 2019, Policy CH3 for about 38 dwellings.	
CHARD SUB-TOTAL			94	102	88	45	30	686	367	1412		
			359									
Site Name	HELAA Reference (if applicable)	Planning Application Number	21-22	22-23	23-24	24-25	25-26	26-31	31-36	Total Housing Delivery (Net) 2021-2036	Description / Rationale	Phosphates Status
CREWKERNE												
Crewkerne Key Site 1 between A30 and A356	W/CREW/0026	05/00661/OUT 13/02201/REM			50	50	50	250	125	525	05/00661/OUT extant planning permission, approved 04/02/13 (525 dwellings). 10 year permission. 13/02201/REM extant planning permission, approved 20/09/13 (203 dwellings). Not started. Site visits 2021 - anticipate that this will be superseded by a new application for the remaining 525 homes on the CLR site. Developer confirmed through communication on the 2021 Large Site Survey that they will be submitting a full planning application on Phase 2, 525 units, by the end of 2021 with a view to deliver 50 dwellings per year for the next 10 years (starting in 2022). Confirmed that they are currently working on securing a phosphate solution.	Within catchment area – held-up solution awaited
Southern Phase Of Crewkerne Key Site, Land Off Station Road, Crewkerne		14/02141/OUT 20/00149/REM	10	50	50					110	Extant planning permission, initially 14/02141/OUT, approved 31/03/17 five year planning permission (110 houses, 60 bed care home). Amended by 19/03483/S73. 20/00149/REM for 110 dwellings approved 22/03/2021. Pre-commencement conditions discharged by a number of decision letters under reference 21/02056/DOC. This results in an overall site total of 635 dwellings and a 60 bed care home for the Crewkerne Key Site (CLR site). Site visit 2021 - Not started. Taylor Wimpey progressing S.38 / S.278 agreements. 20/00149/REM for 110 dwellings approved 24/03/21. Communication from the developer in relation to the Large Site Survey 2021 states that this phase (Phase 1) is planned to be delivered by December 2023.	Within catchment area – on-site solution agreed
Land Rear Of 20 South Street Crewkerne TA18 8DA		18/02562/FUL			1		1	1		3	Extant planning permission Approved 03/12/2019. Expires 03/12/2022. (4) Reserved matters 20/00149/REM approved 22/03/2021. Pre-commencement conditions discharged under reference Site visit 2021 - 1 complete and 3 not started. Expected that 2 further units will be complete within 5 years.	Within catchment area – no phosphate mitigation required

Italics - check whether superseded	HELAA Reference (if applicable)	Planning Application Number	21-22	22-23	23-24	24-25	25-26	26-31	31-36	Total Housing Delivery (Net) 2021-2036	Description / Rationale	Phosphates Status
North Street Trading Estate, North Street, Crewkerne		18/02363/FUL		21						21	Extant planning permission. Approved 23/11/18. Expires 23/11/21. Net gain 41 overall. Housing officer confirmed 17 affordable rent units handed over 20/21. The outstanding units anticipated for handover April 2023. More completed than handed over. Conditions only partially discharged. Outstanding conditions that require discharging include Conditions No.27 (Highways), No.29 (Street Lighting), No.30 (Surface Water Drainage), No.31 (School Car Park), No.32 (Waste Collection), No.35 (Gate Control Scheme) and No.36 (Boundary Treatments). 18 complete - 26 not started. Large Site Survey 2021 - Stonewater. Plots 1 – 14 built and occupied. 2nd phase plots 15 – 44 hampered by ground conditions. Current application 21/02193/S73A pending to vary approved plans to address ground constraints. This reduces total no of units to 42. Not caught by phosphates as S73A application (i.e. extant).	Within catchment area – no phosphate mitigation required
Plot 54, Alder Grove, Crewkerne		16/02743/FUL	1							1	Extant planning permission. Approved 18/08/16. Expires 18/08/19. Notice of Commencement 08/08/19.	Within catchment area – no phosphate mitigation required
73A Southmead Crescent, Crewkerne		17/00138/FUL	1							1	Extant planning permission. Approved 08/05/17. Expires 08/05/20. Commenced. Site visit 2021 - under construction and nearly complete - likely completion 21/22.	Within catchment area – no phosphate mitigation required
Land South of Kit Hill, Crewkerne	W/CREW/0003/	18/01737/OUT						150		150	Extant planning permission. Approved 23/09/19. Expires 23/09/22. (150) Panel advise 6-11 years. Site is available and developable.) Local Plan Review Issues and Options, Option CREW3. Forms part of Local Plan Review Preferred Options, June 2019, Policy CR1 for about 100 dwellings. Appeal Allowed. Tilia Homes likely developer. Phosphates solution being sought on site.	Within catchment area – held-up solution awaited
Wey & Sons Portable Buildings, South Street, Crewkerne		18/04076/FUL		5						5	Extant planning permission. Approved 17/02/20. Expires 17/02/23. No Notice of Commencement - Discharge of conditions required for materials once up to damp course. Site visit 2021 confirmed that works not started.	Within catchment area – no phosphate mitigation required
Land Adj. to Crossways, Broadshard Road To Furringdons Cross, Crewkerne		19/01064/OUT						1		1	Extant planning permission Approved 02/10/2019. Expires 02/10/2022. Reserved matters application will be caught by phosphates so not included in years 1-5.	Within catchment area – held-up solution awaited
Land off Longstrings Lane, Holly Tree Farm, Broadshard Road, Crewkerne		19/02921/OUT						2		2	Extant permission. Outline planning permission granted for 2 dwellings 18/06/2021. Expires 18/06/2024. Reserved Matters application will be caught by phosphates, so not in years 1-5.	Within catchment area – held-up solution awaited
Land Rear Of 25 To 31 Chubbs Lawn, Middle Path, Crewkerne		19/03239/FUL		1						1	Extant permission. Planning permission granted for 1 dwelling 28/08/20. Expires 28/08/2023. No pre-commencement conditions applied to decision notice. No notice of commencement. Site visit confirmed not started.	Within catchment area – no phosphate mitigation required
24 Abbey Street, Crewkerne		20/00856/FUL			2					2	Extant permission. Approved 12/06/20. Expires 12/06/23. (2) Discharge of conditions partially discharged. Site visit 2021 - not started.	Within catchment area – no phosphate mitigation required
Rear of 8-10 Market Street Crewkerne		20/01053/OUT						1		1	Extant permission. Outline planning permission for 1 dwelling granted 14/10/2020. Expires 14/10/2023. No reserved matters application. Reserved Matters application will be caught by phosphates, so not in years 1-5.	Within catchment area – held-up solution awaited
Land south of Curriott Hill, Crewkerne	W/CREW/0006/									0	Site is suitable, available and developable for 78 dwellings. Part of Local Plan Review Option CREW2. Not taken forward in Local Plan Review Preferred Options.	
Land rear of Penlain, East Street, Crewkerne	W/CREW/0012							62		62	Site is suitable, available and developable for 62 dwellings. Part of Local Plan Review Option CREW3. Forms part of Local Plan Review Preferred Options, June 2019, Policy CR2.	
North of Ashlands Road, Middle Drive, Crewkerne	W/CREW/0015/									0	Site is suitable, available and developable for 10 dwellings.	
Land East of Chalton Close, Crewkerne	W/CREW/0024							10		10	Site is suitable, available and developable for 12 dwellings. Part of Local Plan Review Option CREW5. Forms part of Local Plan Review Preferred Options, June 2019, Policy CR4 for about 10 dwellings.	
Land off Weavers Close, Crewkerne	W/CREW/0028									0	Site is suitable, available and developable for 19 dwellings.	

Italics - check whether superseded	HELAA Reference (if applicable)	Planning Application Number	21-22	22-23	23-24	24-25	25-26	26-31	31-36	Total Housing Delivery (Net) 2021-2036	Description / Rationale	Phosphates Status
Land off Station Road (CREW 4)	W/CREW/0029							150	120	270	Site is suitable, available and developable for 270 dwellings. Part of Local Plan Review Option CREW4. Forms part of Local Plan Review Preferred Options, June 2019, Policy CR3 for about 270 dwellings.	
Land adjacent Cropmead Industrial Estate	W/CREW/0030							0		0	Site is suitable, available and developable for 46 dwellings. Part of Local Plan Review Option CREW3. Forms part of Local Plan Review Preferred Option Policy CR5 for employment use, therefore recorded as 0	
Land east of Chestnut Avenue, Middle Hill lane	W/MERR/0011/									0	Site is suitable, available and developable for 25 dwellings. Local Plan Review Option CREW6. Not taken forward in Local Plan Review Preferred Options.	
North of Oak Lane, Merriott	W/MERR/0012/									0	Site is suitable, available and developable for 8 dwellings.	
CREWKERNE SUB-TOTAL			12	77	103	50	51	627	245	1165		
			293									
Site Name	HELAA Reference (if applicable)	Planning Application Number	21-22	22-23	23-24	24-25	25-26	26-31	31-36	Total Housing Delivery (Net) 2021-2036	Description / Rationale	Phosphates Status
ILMINSTER												
Building Plot At Oakridge Townsend, Iminster		19/00043/FUL		1						1	Extant planning permission. Approved 16/08/19. Expires 16/08/22. Supersedes 15/01479/FUL. No pre-commencement conditions applied to the decision notice. Site visit 2021 - not started	Within catchment area – no phosphate mitigation required
32 Ditton Street, Iminster TA19 0BQ		18/03093/FUL	1							1	Extant planning permission. Approved 11/12/19. Expires 11/12/22. Site visit 2021 - under construction.	Within catchment area – no phosphate mitigation required
Land To The East Of Units At Broadoak, Canal Way, Iminster		16/00121/FUL	8							8	Extant planning permission. Approved 31/03/17. Expires 31/03/20. Site visit 2021 - under construction.	Within catchment area – no phosphate mitigation required
7 Greenway, Dowlsh Ford, Iminster		18/02270/OUT						2		2	Extant planning permission. Approved 07/12/18. Expires 07/12/21. Reserved Matters application will be caught by phosphates, so not in years 1-5	Within catchment area – held-up solution awaited
Land adj, 6 The Heights, Iminster		19/00103/FUL	1							1	Extant planning permission. Approved 12/06/19. Expires 12/06/22 Site visit 2021 - under construction. No pre-commencement conditions applied to the decision notice.	Within catchment area – no phosphate mitigation required
Land adj Winterhay Lane Farm, The Beacon, Iminster		18/03454/OUT						2		2	Extant planning permission. Approved 20/09/19. Expires 20/09/22. Reserved Matters application will be caught by phosphates, so not in years 1-5.	Within catchment area – held-up solution awaited
Land off Canal Way, Iminster	W/ILMI/0301	16/05500/OUT						200	56	256	Planning permission resolved to be approved at Regulation Committee for 400 dwellings(reduced to 256 for accounting purposes as there is a parallel full application for 144 dwellings as part of the overall site)) - Allocated site, identified within the Direction of Growth for Iminster and within Policy PMT3. Persimmon Homes are developer with strong track record in Iminster. 400 reduced to 256 to account for the 144 below. Forms part of Local Plan Review Preferred Options, June 2019, Policy IM1.	Within catchment area – held-up solution awaited
Land South West of Canal Way, Iminster		18/00082/FUL						144		144	Planning permission pending consideration (144). Principle of development accepted through the outline approval and virtue of allocation. Forms part of Local Plan Review Preferred Options, June 2019, Policy IM1. Resolved to approve subject to S.106. as undetermined at the time of NE letter applicant will need to deliver a phosphate solution. Approved subject to S106.	Within catchment area – held-up solution awaited
Horlicks Farm and Daires Ltd, Station Road, Iminster	W/ILMI/0019	19/00012/OUT						150		150	Planning permission pending consideration for mixed use site with up to 150 dwellings to the north of Station Road. Forms part of Local Plan Review Preferred Options document , June 2019, Policy IM3 for about 100 dwellings-site is suitable, available and developable. Issues over flood risk with this site - capacity may be reduced - applicants carrying our further assessment.	Within catchment area – held-up solution awaited
Land rear of New Wood House, The Beacon	W/ILMI/0002									0	Site is suitable, available and developable for 42 dwellings.	
Land at Shudrick Lane, Iminster (south)	W/ILMI/0004									0	Site is suitable, available and developable for 41 dwellings.	
Land at Shudrick Lane, Iminster (north)	W/ILMI/0005									0	Site is suitable, available and developable for 30 dwellings.	
Land South of Shudrick Lane, Townsend, Iminster	W/ILMI/0009/B							200	20	220	Site is suitable, available and developable for 220 dwellings. Forms part of Local Plan Review Preferred Options, June 2019, Policy IM2 for about 220 dwellings.	

Italics - check whether superseded	HELAA Reference (if applicable)	Planning Application Number	21-22	22-23	23-24	24-25	25-26	26-31	31-36	Total Housing Delivery (Net) 2021-2036	Description / Rationale	Phosphates Status
Land at Station Road, Ilminster	W/ILMI/0022									0	Site is suitable, available and developable for 93 dwellings. Local Plan Review Option ILMI4. Taken forward in Local Plan Review Preferred Options for employment - Policy EP1, therefore recorded as 0 19/00012/OUT - 150 dwellings and employment uses - Pending	
Greenway Farm, Dowlish Ford, Ilminster	W/ILMI/0102									0	Site is suitable, available and developable for 44 dwellings. Local Plan Review Option ILMI3. Not taken forward in Local Plan Review Preferred Options.	
ILMINSTER SUB-TOTAL			10	1	0	0	0	698	76	785		
			11									
Site Name	HELAA Reference (if applicable)	Planning Application Number	21-22	22-23	23-24	24-25	25-26	26-31	31-36	Total Housing Delivery (Net) 2021-2036	Description / Rationale	Phosphates Status
WINCANTON												
New Barns Farm, Wincanton		10/00014/REM						7		7	05/00960/OUT (250) approved January 2008, Subsequent Reserved Matters applications: 09/00979/REM 83 dwellings approved but not fully implemented – plan submitted with the 2011 application (11/00639/FUL) includes an area greyed out with what has been built – this indicates 69 dwellings (dated 27/01/11). 10/00014/REM – 7 LOTS/flats not been implemented – extant permission. 11/00639/FUL 12 dwellings (does not overlap with the 10/00014 REM) in addition with what was built under 09/00979/REM. Total approved = 301 Unlikely that delivery for remaining 7 units will come forward over the short term. Site visit 2021 - Site Cleared but no construction work started	Outside of the catchment area
	E/WINC/0020	16/01659/OUT 18/01892/REM		20	21					41	Extant planning permission. Approved 11/01/19. Expires 11/01/22. 60 dwellings. 2021: 19 complete. 41 under construction.	Outside of the catchment area
Former Works, Southgate Road, Wincanton		06/01150/FUL								0	Extant planning permission. Approved 30/01/07. (19) Work Commenced on site. Previously advised on hold. Long term non-delivery so recorded as 0.	Outside of the catchment area
Land Adjacent To Bellfields, Station Road, Wincanton		08/01592/FUL							0	0	Extant planning permission. Approved 30/08/08. (11). Commenced. On Hold. Advised not viable. Some conditions discharged in 2011. Long term non-delivery so recorded as 0.	Outside of the catchment area
Land Adjacent to Linden Cottages, Old Hill, Wincanton		13/01087/FUL		2						2	Extant planning permission. Approved 13/02/14 . Commenced. Site visit 2021 - under construction (2)	Within catchment area – no phosphate mitigation required
Land North Of Verrington Lane, Charlton Musgrove, Wincanton		16/00041/FUL	6							6	Extant planning permission. Approved 16/09/16. Expires 16/09/20. (9) Building Control- 3 Completions 2020-2021. Remainder under construction. Site visit 2021 - nearing completion	Within catchment area – no phosphate mitigation required
Land and Buildings at Rodgrove House Farm, Moor Lane, Wincanton		18/01067/FUL		1						1	Extant planning permission. Approved 13/08/18. Expires 13/08/21. Site visit 2021 - not started. (21/02378/COL to confirm implementation pending as of June 2021, but subsequently approved 26/08/2021).	Outside of the catchment area
Land Adj Highbrook, Devenish Lane, Bayford		18/02145/OUT; 19/01284/REM		1						1	Extant planning permission. Approved 15/02/19. Expires 15/02/22. Reserved Matters Approval 14/10/19; Expires 14/10/2021. Site visit 2021 - not started.	Outside of the catchment area
Land Os 3969 Part, Devenish Lane, Bayford		18/03272/FUL	1	2						3	Extant planning permission. Approved 28/02/19. Expires 28/02/22. (3) Site visit 2021- under construction.	Outside of the catchment area
Land at Dancing Lane, Wincanton		17/02643/OUT; 19/01550/REM	11	12						23	Extant planning permission. Reserved Matters approved 19/05/20 . S73 application 21/02533/S73 to vary condition 1 (approved plans) pending. Site Visit 2021 - not started. Trajectory based on Large Sites Survey response 2021.	Within catchment area – no phosphate mitigation required
43 High Street, Wincanton		19/01923/FUL			1					1	Extant planning permission. Approved 03/03/20. Expires 03/03/23. Site visit 2021 - not started.	Outside of the catchment area
Land to the rear of the Dolphin Hotel, High Street, Wincanton		19/03331/FUL		4						4	Extant planning permission. Approved 09/04/20. Expires 09/04/23. (4) Site visit 2021 - under construction	Outside of the catchment area

Italics - check whether superseded	HELAA Reference (if applicable)	Planning Application Number	21-22	22-23	23-24	24-25	25-26	26-31	31-36	Total Housing Delivery (Net) 2021-2036	Description / Rationale	Phosphates Status
Land South of Bayford Hill, Wincanton		13/03318/OUT 17/03816/REM		15	15	4				34	Outline allowed on appeal 27/01/15. Expired 27/01/18. Reserved Matters Approved 16/09/19. Expires 16/09/21. Commenced work on site. This was confirmed via email and photographs from agent September 2021.	Outside of the catchment area
Land and Garages Off Mill Street, Wincanton		18/00942/FUL		1	2					3	Extant planning permission. Approved 24/10/19. Expires 24/10/22. Site visit 2021 - not started.	Outside of the catchment area
11 Balsam Fields, Wincanton		19/01462/FUL		1						1	Extant planning permission. Approved 13/11/19. Expires 13/11/22. Site visit 2021 - not started.	Outside of the catchment area
Stoke Farm, Stoney Stoke, Wincanton		20/02185/PAMB			5					5	Extant planning permission. Approved 21/09/20. To be completed by 21/09/23.(5) Site visit 2021- not started.	Within catchment area – no phosphate mitigation required
Land adj. 12 Balsam Close, Wincanton		20/00543/FUL	1							1	Extant planning permission. Approved 09/09/20. Expires 09/09/23. Site visit 2021- under construction.	Within catchment area – no phosphate mitigation required
Land adj Verrington Hospital, Dancing Lane		18/03414/REM								0	Planning permission pending consideration (39)	Within catchment area – held-up solution awaited
Land opposite Dial House, The Batch, Wincanton		20/01431/FUL								0	Planning permission pending consideration (1)	Within catchment area – held-up solution awaited
Land South of New Barns Farm, Lawrence Hill, Wincanton	E/WINC/0003/ and E/WINC/0023	19/02245/OUT						80		80	Outline application for about 80 dwellings and 9000sqm of commercial floorspace on part of HELAA site. Pending Consideration. Forms part of Local Plan Review Preferred Options, 2019 Policies WN1 and WN2.	Outside of the catchment area
Land South of New Barns Farm, Lawrence Hill, Wincanton	E/WINC/0003/ and E/WINC/0023							140		140	Site is suitable, available and developable for 220 dwellings. Forms part of Local Plan Review Preferred Options, June 2019, Policy WN1 for about 220 dwellings. Remaining Capacity reduced to reflect planning application 19/02245/OUT above.	Outside of the catchment area
WINCANTON SUB-TOTAL			19	59	44	4	0	227	0	353		
			126									
Site Name	HELAA Reference (if applicable)	Planning Application Number	21-22	22-23	23-24	24-25	25-26	26-31	31-36	Total Housing Delivery (Net) 2021-2036	Description / Rationale	Phosphates Status
ANSFORD AND CASTLE CARY												
Wayside Farm, Station Road, Ansford, Castle Cary	E/ANSF/0011	14/05623/OUT 18/02986/REM	50	66						116	Extant planning permission for Reserved Matters approved 15/2/19 - for the erection of 125 dwellings (outline 14/05623/OUT). 100% affordable scheme - Stonewater. 9 completed in 2020/21. Development Programme provided by Registered Provider and is reflected in trajectory. Completion anticipated by 2022/23.	Within catchment area – no phosphate mitigation required
Land at Part of Torbay Road, Castle Cary	E/ANSF/0008/	15/02347/OUT						165		165	Extant planning permission. Approved 21/06/16. Forms Part of Local Plan Review Preferred Options document, June 2019, Policy AC3. Reserved Matters application 19/01871/REM pending consideration (165) Reserved Matters application will be caught by phosphates, so not in years 1-5	Within catchment area – held-up solution awaited
Land at Station Road, Castle Cary		16/01912/REM	14							14	Extant planning permission for 75 dwellings. Approved 21/10/16. (15/02388/OUT & 14/02906/OUT). 36 complete, 14 under construction and 25 not started. Abri advise that the remaining 25 units will not be delivered and are being superseded by a pending planning application for 37 dwellings (21/00061/OUT)	Within catchment area – no phosphate mitigation required

Italics - check whether superseded	HELAA Reference (if applicable)	Planning Application Number	21-22	22-23	23-24	24-25	25-26	26-31	31-36	Total Housing Delivery (Net) 2021-2036	Description / Rationale	Phosphates Status
Hillcrest School, Ansford, Castle Cary		01/00562/FUL								0	Extant planning permission. Approved 23/04/01. Commenced - technical start Site visit 2021 - no change. Long term non-delivery so recorded as 0 in trajectory.	Within catchment area – no phosphate mitigation required
Hillcrest School, Castle Cary		02/02107/FUL								0	Extant planning permission. Approved 13/02/03. Commenced. Demolition complete. Site visit 2021 - not started. Although planning permission implemented long term non delivery so recorded as 0 in trajectory.	Within catchment area – no phosphate mitigation required
Land at Nurseries, Castle Cary		07/05328/REM							24	24	Extant planning permission. Approved 07/08/02. Commenced. (03/00100/OUT). Large Site Survey 2021 - access into the Nurseries is via shared arrangements within the control of the owners of the BMI site adjacent. The BMI site (18/01602/FUL) is still at appeal. Essentially the nurseries is ransomed. Given the uncertainty around delivery put outside of years 1-5.	Within catchment area – no phosphate mitigation required
Land Adjacent Foxes Run, Bridgwater Buildings, Castle Cary		16/03447/FUL			17	10				27	Extant planning permission. Allowed on appeal 26/04/19. Expires 26/04/22 (27). Site visit 2021 - not started. Correspondence from Abri September 2021 - 3 Social Rent properties and 24 Outright Sale. Working to discharge conditions with Markey construction with a view to material start on site by April 2022. Exploring options to deliver the 24 outright sale properties as Shared Ownership with grant --if successful could be delivered by early 2023.	Within catchment area – no phosphate mitigation required
Land at Wyke Road, Ansford		17/04180/OUT 19/00320/FUL		1						1	Extant planning permission. Approved 17/09/18. Expires 17/09/21. Application 19/00320/FUL supersedes. Approved 10/10/19. Expires 10/10/22. Conditions discharged.	Within catchment area – no phosphate mitigation required
The Priory, Priory Gate Court, Castle Cary		16/04434/FUL		1	4					5	Extant planning permission. Approved 25/04/17. Commenced. 13 in total. 8 complete. 1 under construction. 4 remaining to complete. 2021 - 2 completed. 4 Apartments and 4 bed house still outstanding.	Within catchment area – no phosphate mitigation required
Barn South of Clanville Cottages, Clanville, Castle Cary		18/00856/PAMB	1							1	Extant planning permission. Approved 24/05/18. Completion required by 24/05/2021. Site visit 2021 - under construction	Within catchment area – no phosphate mitigation required
Barn Rear Of Wychwood Cottage, Ansford		18/03653/PAMB		1						1	Extant planning permission. Approved 29/01/19. Completion due by 29/01/22. Planning application 20/00569/FUL pending - intended to supersede current permission. Will be held up by phosphates but extant permission could still be implemented. Site visit 2021 - not started	Within catchment area – no phosphate mitigation required
37 Hallett Road, Ansford, Castle Cary		18/01815/FUL		1						1	Extant planning permission. Approved 30/04/19. Expires 30/04/22. Site visit 2021 - not started. No pre-commencement conditions.	Within catchment area – no phosphate mitigation required
Land OS 2111 West Of Little Sark, Tank Lane, Castle Cary		19/00598/FUL		2	2					4	Extant planning permission. Approved 12/06/19. Expires 12/06/22. Site visit 2021 - not started. Conditions discharged.	Within catchment area – no phosphate mitigation required
Land adjacent Beechwood, The Park, Castle Cary		19/02038/FUL			1					1	Extant planning permission. Approved 19/12/19. Expires 09/12/22. Site visit 2021 - not started. Pre-commencement conditions not discharged.	Within catchment area – no phosphate mitigation required
Somervale, Station Road, Ansford, Castle Cary		19/01673/OUT						1		1	Extant planning permission. Approved 07/1019. Expires 07/10/22. Reserved Matters application will be caught by phosphates, so not in years 1-5.	Within catchment area – held-up solution awaited
High Lea, Cockhill, Elm Lane, Castle Cary		19/01545/OUT						1		1	Extant planning permission. Approved 03/0919. Expires 13/09/22. Reserved Matters application will be caught by phosphates, so not in years 1-5.	Within catchment area – held-up solution awaited
Constitutional Club, Station Road, Castle Cary		20/01913/FUL								0	Permission 17/03795/REM. Approved 15/02/18. Expired 15/02/21. 10 dwellings. Planning application 20/01913/FUL pending (validated 27/07/20) for 9 dwellings.	Within catchment area – held-up solution awaited
Land North of Ansford Hill, Ansford	E/ANSF/0012/	19/01840/OUT							200	200	Planning application refused 15/06/20 (200). HELAA Site is considered suitable, available and developable for 140 dwellings. Part of Local Plan Review Option CACA4. Not taken forward in Local Plan Review Preferred Options, June 2019. Refused - Appeal submitted. - 200 dwellings.	Within catchment area – held-up solution awaited

Italics - check whether superseded	HELAA Reference (if applicable)	Planning Application Number	21-22	22-23	23-24	24-25	25-26	26-31	31-36	Total Housing Delivery (Net) 2021-2036	Description / Rationale	Phosphates Status
The Red House, 4 Cumnock Road, Ansford		18/01519/FUL								0	Planning permission pending consideration (4)	Within catchment area – held-up solution awaited
Former BMI Site, Cumnock Road, Ansford, Castle Cary	E/CACA/1101	18/01602/FUL						81		81	Planning application 18/01602/FUL (81) refused 29/08/19 on strategy and design grounds. HELAA site E/CACA/1101 - considered to be suitable, available and developable for up to 31 dwellings. Brownfield site. Identified as a priority for development in the Neighbourhood Plan. Submitted May 2018 for 81 dwellings- Refused. Appeal submitted and dismissed but challenged and being re-run in winter 2021.	
Land between Lower Ansford and Station Road	E/ANSF/0007							20		20	Site is suitable, available and developable for 20 dwellings. Local Plan Review Issues and Options, Option CACA3. Forms part of Local Plan Review Preferred Options document, June 2019, Policy AC2 for about 20 dwellings.	
Land off Maggs Lane	E/ANSF/0009									0	Site is suitable, available and developable for 6 dwellings.	
Land at Higher Ansford	E/ANSF/0010								0	0	Site is suitable, available and developable for 115 dwellings. Part of Local Plan Review Issues and Options, Option CACA2. HELAA 6-10 years. Not carried forward in Preferred Options, 2019.	
Land adjacent Laylocks	E/ANSF/0500									0	Site is suitable, available and developable for 5 dwellings.	
ANSFORD AND CASTLE CARY SUB-TOTAL			65	72	24	10	0	268	224	663		
			171									
Site Name	HELAA Reference (if applicable)	Planning Application Number	21-22	22-23	23-24	24-25	25-26	26-31	31-36	Total Housing Delivery (Net) 2021-2036	Description / Rationale	Phosphates Status
LANGPORT AND HUISH EPISCOPI												
Land North of Whatley, Langport		13/01766/FUL						1		1	Extant planning permission. Approved 27/06/13. Commenced 2016. Site visit 2021- 1 complete. Given slow delivery remaining unit put beyond years 1-5.	Within catchment area – no phosphate mitigation required
Lou Lous, North Street, Langport		14/05362/FUL						4		4	Extant planning permission. Approved 17/09/15. Expires 17/09/18. Development Management service confirm that work has commenced. Uncertainty over delivery so not in years 1-5.	Within catchment area – no phosphate mitigation required
Land To The Rear Of Badger Cottage, Newtown Road, Langport		17/04048/FUL								0	Extant planning permission granted 17/08/18. Expires 17/08/21 Under construction; 8 Complete. Large Sites Survey response 2020 - Advised that It is probable that a revised application will be submitted on this site so no future projection of numbers is possible. Delivery of remaining 7 units uncertain so recorded as 0 until further information available.	Within catchment area – no phosphate mitigation required
The Cottage, Picts Hill, Langport		18/01075/FUL		1						1	Extant planning permission. Approved 30/07/19. Expires 30/07/22. (2) Commenced 2021- 1 complete, 1 not started.	Within catchment area – no phosphate mitigation required
The Old Coach House, Cheapside, Langport		18/03575/FUL		1						1	Extant planning permission. Approved 30/07/19. Expires 30/07/22. Site visit 2021 - not started.	Within catchment area – no phosphate mitigation required
Hill Farm, Wood Drove, Huish Episcopi		18/03927/PAMB		1						1	Extant planning permission. Approved 28/06/19. Completion due by 28/06/22. Site visit 2021 - not started.	Within catchment area – no phosphate mitigation required
Land OS 0720, Wood Drove, Huish Episcopi		21/00429/PAMB		1						1	Extant permission. Approved 17/05/21. Completion due by 17/05/24. Not started.	Within catchment area – no phosphate mitigation required
The Old Malt House, Bow Street, Langport		19/00469/COU		1						1	Extant planning permission. Approved 17/04/19. Expires 17/04/22. Site visit 2021 - not started. No pre-commencement conditions applied to the decision notice.	Within catchment area – no phosphate mitigation required
Whatley House, Whatley Lane, Langport		19/02489/FUL	1							1	Extant planning permission. Approved 22/11/19. Expires 22/11/22. Site visit 2021 - under construction.	Within catchment area – no phosphate mitigation required
The Gardens, Frog Lane, Langport		20/00131/OUT						1		1	Extant planning permission. Approved 17/04/20. Expires 17/04/23. Reserved Matters application will be caught by phosphates, so not in years 1-5.	Within catchment area – held-up solution awaited
Land OS 2156, Newtown Road, Langport		13/00314/OUT 16//04174/REM 20/00738/COL				18	18			36	Reserved Matters for 36 dwellings approved 10/04/2017. Certificate of lawfulness that 36 dwellings have commenced.	Within catchment area – no phosphate mitigation required

Italics - check whether superseded	HELAA Reference (if applicable)	Planning Application Number	21-22	22-23	23-24	24-25	25-26	26-31	31-36	Total Housing Delivery (Net) 2021-2036	Description / Rationale	Phosphates Status
Annandale, The Hill, Langport		20/00249/FUL			1					1	Extant permission. Permission approved for conversion to two dwellings 18/12/2020. Expires 18/12/2023. Site visit 2021 - not started. Conditions discharged on phased basis, scheme part retrospective.	Within catchment area – no phosphate mitigation required
Merricks Farm, Park Lane, Huish Episcopi		20/01112/FUL								0	Planning permission approved in principle by committee on 16/12.20 subject to phosphates mitigation. No decision issued.	Within catchment area – held-up solution awaited
The Chapel, St Gildas Convent, The Hill		19/01792/FUL								0	Planning permission pending consideration (1)	Within catchment area – held-up solution awaited
Land South of Hanging Chapel Lane, Huish Episcopi	N/HUEP/0002/							16		16	Site is suitable, available and developable for 16 dwellings. Within Local Plan Direction for Growth.	
Land between Somerton Road and Wearne Road	N/HUEP/0010/								100	100	Site is suitable, available and developable. Forms part of Local Plan Review Preferred Options document, June 2019, Policy LH2 for about 100 dwellings.	
LANGPORT AND HUISH EPISCOPI SUB-TOTAL			1	5	1	18	18	22	100	165		
			43									
Site Name	HELAA Reference (if applicable)	Planning Application Number	21-22	22-23	23-24	24-25	25-26	26-31	31-36	Total Housing Delivery (Net) 2021-2036	Description / Rationale	Phosphates Status
SOMERTON												
Land South Of Langport Road,		18/00645/REM	16							16	Extant planning permission. Approved 15/02/19. (13/03272/OUT / 17/00568/REM 50 dwellings). This permission takes site total to 161. No pre-commencement conditions applied to decision notice. Building Control - 36 Completions 2020-2021 2021 - 145 complete 10 under construction 6 not started	Within catchment area – no phosphate mitigation required
Land off Cartway Lane, Somerton	N/SOME/0005	15/03585/OUT		20	39					59	Extant planning permission. Approved 23/03/17. Reserved matters required to be submitted by 23/03/20. (Reserved Matters 20/00451/REM approved 08/07/2020) Discharge of Conditions application 21/00861/DOC discharged except for highways construction details. Site visit 2021 - not started	Within catchment area – no phosphate mitigation required
Sunnycroft, Northfields, Somerton		06/02862/FUL								0	Extant planning permission. Approved 07/11/06. Commenced Not recorded as Complete - long term extant permission so recorded as 0. Site visit 2021 - No change	Within catchment area – no phosphate mitigation required
Land Rear Of Montecleffe House, Kirkham Street, Somerton		07/00667/FUL 10/00330/S73								0	Extant planning permission. Approved 29/03/07. Commenced Long term extant permission so recorded as 0. Site visit 2021 - no change	Within catchment area – no phosphate mitigation required
Former Highways Depot, Etsome Terrace, Somerton,	N/SOME/0800	15/03232/FUL	1							1	Extant planning permission. Approved 01/12/16. Expires 01/12/19. (10) Work started 9 completed and 1 under construction Site visit 2021 - under construction	Within catchment area – no phosphate mitigation required
Former Somerton Service Garage Ltd, West Street		16/05155/FUL	3							3	Extant planning permission. Approved 26/01/17. Commenced. (3) Site visit 2021 - still under construction	Within catchment area – no phosphate mitigation required
Barns Adj. Etsome Farm, Etsome Hill, Somerton		17/02276/FUL		1						1	Extant planning permission. Approved 18/09/17. Commenced. Site visit 2021 - no change	Within catchment area – no phosphate mitigation required
Lower Town Farm, Sutton Road, Somerton		17/03188/FUL						1		1	Extant planning permission. Approved 27/09/17. Commenced. Not recorded as complete. Site visit 2021 - No visible work so outside of years 1-5.	Within catchment area – no phosphate mitigation required
Land os 7200, Bancombe Road, Somerton	N/SOME/0006 & N/SOME/0007 & N/SOME/0008	17/02850/OUT				3				3	Extant outline planning permission. for 9 dwellings. Approved 13/10/17. Self builds, Build out rate confirmed from Development Management service. 8 plots have no pre-commencement conditions outstanding Several Reserved Matters applications for all plots subsequently approved. Not a Major site, therefore delivery projected within years 1-5 as no clear evidence that homes will not be delivered in 5 years. Site visit 2021 - Plot 8 not started; Plot 5 Not started; Plot 4 not started	Within catchment area – no phosphate mitigation required
Land os 7200, Bancombe Road, Somerton		19/02804/OUT 20/1890/REM 20/00022/REM				4				4	Extant planning permission. Approved 18/12/19. Expires 18/12/22. Supersedes 18/03493/OUT. (20/01818/REM Approved September 2020). No pre-commencement conditions applied to the decision notice. Not a Major site, therefore delivery projected within years 1-5 as no clear evidence that homes will not be delivered in 5 years. Same site as 19/02804/OUT. Latest REM for Plot 3 approved 25/09/2020 Visit 2021 - Not started	Within catchment area – no phosphate mitigation required

Italics - check whether superseded	HELAA Reference (if applicable)	Planning Application Number	21-22	22-23	23-24	24-25	25-26	26-31	31-36	Total Housing Delivery (Net) 2021-2036	Description / Rationale	Phosphates Status
Land adj. Avalon Sciences LTD, Bancombe Road, Somerton		19/00050/REM		2						2	Extant planning permission. Approved 06/03/19. Expires 06/03/22. 2 dwellings. Supersedes Extant planning permissions 17/02850/OUT & 18/01627/OUT. Site visit 2021 - not started. No pre-commencement conditions applied to outline or reserved matters decision notices.	Within catchment area – no phosphate mitigation required
Mill Lane, Farm Mill Lane, Somerton		17/04121/FUL	2							2	Extant planning permission. Approved 17/08/18. Expires 17/08/21. (2) Site visit 2021- under construction.	Within catchment area – no phosphate mitigation required
First Floor Office, 1 Lancaster House, Somerton		18/01671/P3JPA	1							1	Extant planning permission. Approved 09/07/18. Completion by 09/07/21. Site visit 2021 - not started.	Within catchment area – no phosphate mitigation required
Land os 7200, Bancombe Road, Somerton	N/SOME/0008 & N/SOME/0006	18/00776/OUT						5		5	Extant planning permission. Approved 27/03/19. Expires 27/03/21. Reserved Matters application will be caught by phosphates, so not in years 1-5	Within catchment area – held-up solution awaited
London House, Broad Street, Somerton		18/02305/FUL		1						1	Extant planning permission. Approved 15/03/19. Expires 15/03/22. Site visit 2021 - not started. No pre-commencement conditions applied to the decision notice.	Within catchment area – no phosphate mitigation required
Land at Northfield Farm, Northfield, Somerton		18/02825/FUL		1						1	Extant planning permission. Approved 30/11/18. Expires 30/11/21. No pre-commencement conditions applied to the decision notice. Site visit 2021- not started.	Within catchment area – no phosphate mitigation required
Former Salvation Army Hall, The Triangle, Somerton		18/03567/FUL		1						1	Extant planning permission. Approved 07/06/19. Expires 07/06/22. Site visit 2021 - not started. No pre-commencement conditions applied to the decision notice.	Within catchment area – no phosphate mitigation required
4 Etsome Terrace, Somerton		18/01381/OUT						1		1	Extant planning permission. Approved 06/03/19. Expires 06/03/22. Reserved matters application 19/01692/REM approved. No pre-commencement conditions applied to the decision notice. Reserved Matters application will be caught by phosphates, so not in years 1-5	Within catchment area – held-up solution awaited
Lawrences Farm (Plots 1 And 2), West End, Somerton		18/01974/FUL		2						2	Extant planning permission. Approved 12/10/18. Expires 12/10/21. S73 application 19/00938/S73A extended time for implementation to 05/08/2022. No pre-commencement conditions applied to the decision notice. Site visit 2021 - not started.	Within catchment area – no phosphate mitigation required
Land to the North Of Bancombe Road Somerton	N/SOME/0007	18/03483/OUT 20/00613/REM			30	30	11	59		130	Extant planning permission for 130 dwellings approved 14/02/2020. Expires 14/02/2023. All pre-commencement conditions on the outline were discharged by applications 20/00542/DOC (10/08/2020), 20/01938/DOC (12/06/2021), 20/02250/DOC (09/10/2020) & 20/02432/DOC (14/05/2021). 20/00613/REM for 71 dwellings approved 21/07/2020 and capable of implementation. Reserved Matters application 20/03445/REM pending for 59 dwellings. Will caught by phosphates, so not in years 1-5. Site visit 2021 - Not started	Within catchment area – no phosphate mitigation required
Home Farm, West End, Somerton		19/00296/FUL		2						2	Extant planning permission. Approved 06/04/20. Expires 06/04/23. Site visit 2021 - not started. No pre-commencement conditions applied to the decision notice.	Within catchment area – no phosphate mitigation required
Land adjoining The Thatch, Behind Berry, Somerton		19/01847/FUL	1							1	Extant planning permission. Approved 27/11//19. Expires 27/11/22. No pre-commencement conditions applied to the decision notice. Site visit 2021- 1 complete, 1 under construction.	Within catchment area – no phosphate mitigation required
Former Highways Depot, Etsome Terrace, Somerton,		19/01846/FUL; 20/02202/FUL		2						2	Extant planning permission. Approved 02/12/19. Expires 02/12/22. Further permission granted 30/06/2021 Site visit 2021-under construction.	Within catchment area – no phosphate mitigation required
Former Radio Station, Watts Quarry Lane, Somerton		19/02955/FUL		3	3	3				9	Planning permission granted for a total of 9 dwellings 18/09/20. Site visit 2021 - not started, DOC application 21/02469/DOC1 pending consideration.	Within catchment area – no phosphate mitigation required
Hazelhurst Farm Windyridge Lane South Hill Somerton		20/02269/PAMB		1						1	Extant permission. Conversion to a dwelling approved 14/09/20.Completion by 14/09/20 Site visit 2021 - not started.	Within catchment area – no phosphate mitigation required
Land R/O Millands	N/SOME/0002									0	Site is suitable, available and developable for 80 dwellings.	
Land West of St Cleers Orchard	N/SOME/0014								140	140	Site is suitable, available and developable Forms part of Local Plan Review Preferred Options document, June 2019, Policy SM1 for about 140 dwellings.	
SOMERTON SUB-TOTAL			24	36	72	40	11	66	140	389		
					183							

<i>Italics - check whether superseded</i>	HELAA Reference (if applicable)	Planning Application Number	21-22	22-23	23-24	24-25	25-26	26-31	31-36	Total Housing Delivery (Net) 2021-2036	Description / Rationale	Phosphates Status
Site Name	HELAA Reference (if applicable)	Planning Application Number	21-22	22-23	23-24	24-25	25-26	26-31	31-36	Total Housing Delivery (Net) 2021-2036	Description / Rationale	Phosphates Status
BRUTON												
Land Off, Cuckoo Hill, Bruton	E/BRUT/0002	15/03274/FUL	20	12						32	Extant planning permission. Approved 28/03/17. (60) 2021 - 28 complete. 32 to be delivered.	Within catchment area – no phosphate mitigation required
Walwin House, Sunny Hill, Pitcombe, Bruton		20/03583/COU			4					4	Extant permission. Permission granted for conversion to 4 dwellings 23/04/2021. Expires 23/04/2024. Fall back use was school accommodation with equivalent phosphate impact	Within catchment area – no phosphate mitigation required
Land and Buildings at Tolbury Lane, Bruton		18/01843/FUL		1						1	Permission 18/01843/FUL allowed at appeal 05/09/19. Expires 05/09/22. Site visit 2021 - not started. Only pre-commencement condition relates to approval of levels.	Within catchment area – no phosphate mitigation required
Quarry House, Lusty, Bruton		18/02498/FUL	1							1	Extant planning permission. Approved 01/11/18. Expires 01/11/21. Under construction.	Within catchment area – no phosphate mitigation required
Land South Of Tolbury Gardens, St Catherines Hill, Bruton		19/00115/FUL			1					1	Extant planning permission. Approved 06/01/20. Expires 06/01/23. Site visit 2021 - not started. No pre-commencement conditions applied to the Decision notice	Within catchment area – no phosphate mitigation required
Land North Of Creech View Dropping Lane, Bruton		19/00801/FUL		1						1	Extant planning permission. Approved 18/09/19. Expires 18/09/22. Site visit 2021 - not started. 1 pre-commencement condition re archaeology, discharged under decision 21/01424/DOC 06/05/2021	Within catchment area – no phosphate mitigation required
Coombe Hill Farm Come Hill, Bruton		19/00696/FUL	2							2	Extant planning permission. Approved 28/10/19. Expires 28/10/22. (2) Site visit 2021 - under construction (2)	Within catchment area – no phosphate mitigation required
The Old Vicarage, Strutters Hill, Pitcombe, Bruton		20/03089/FUL			3	3				6	Extant planning permission. Approved 29/03/21. Expires 29/03/24. (6 net gain) Previous use as student accommodation accepted as a fall back for residential use in terms of phosphate generation . Site visit 2021 - not started.	Within catchment area – no phosphate mitigation required
Red Cross Hall, High Street, Bruton		20/01235/FUL				1				1	Extant planning permission. Approved 25/01/21. Expires 25/01/24. Site visit 2021 - not started. Historic approvals allowed for guest accommodation use which creates a legitimate fall back against which to accept nutrient neutrality	Within catchment area – no phosphate mitigation required
Land OS 9609 Brewham Road, Bruton	E/BRUT/0008 (part)	19/00655/OUT						60		60	Planning permission pending consideration (60). Southern part of E/BRUT/0008	Within catchment area – held-up solution awaited
Land at Frome Road	E/BRUT/0006/							5		5	Site is suitable, available and developable for 5 dwellings. Forms part of Local Plan Review Preferred Options document, June 2019, Policy BT2 for about 5 dwellings. Planning application for office hub and 7 light industrial units approved July 2019 (18/03479/FUL) on frontage.	
BRUTON SUB-TOTAL			23	14	8	4	0	65	0	114		
			49									
Site Name	HELAA Reference (if applicable)	Planning Application Number	21-22	22-23	23-24	24-25	25-26	26-31	31-36	Total Housing Delivery (Net) 2021-2036	Description / Rationale	Phosphates Status
ILCHESTER												
Land North Of Dragonfly Chase, Ilchester		15/00024/OUT 18/03658/REM 20/00556/NMA	50	50	50					150	Extant planning permission. Approved 11/12/15. (150) Conditions discharged. No Completions yet - likely to start coming through soon as work progresses. 2021 Large Site Survey - developer states that 2 dwellings have been completed with the remainder being delivered over three years. Infrastructure requirements are all complete.	Within catchment area – no phosphate mitigation required
Hainbury Farm, Costello Hill, Ilchester		20/01445/FUL		3						3	Extant planning permission. Approved 13/07/20. Expires 13/07/23. (3) Site visit 2021 - under construction.	Within catchment area – no phosphate mitigation required
North of Troubridge Park, Ilchester	E/ILCH/0002								200	200	HELAA site with capacity for 912 dwellings. Forms part of Local Plan Review Preferred Options document, June 2019, Policy IL1 for about 200 dwellings	
ILCHESTER SUB-TOTAL			50	53	50	0	0	0	200	353		
			153									
Site Name	HELAA Reference (if applicable)	Planning Application Number	21-22	22-23	23-24	24-25	25-26	26-31	31-36	Total Housing Delivery (Net) 2021-2036	Description / Rationale	Phosphates Status

Italics - check whether superseded	HELAA Reference (if applicable)	Planning Application Number	21-22	22-23	23-24	24-25	25-26	26-31	31-36	Total Housing Delivery (Net) 2021-2036	Description / Rationale	Phosphates Status
MARTOCK												
Land Off Lyndhurst Grove, Martock	N/MART/0010/B	13/01500/OUT						35		35	Appeal allowed 15/02/18. Expires 15/02/2021 Reserved Matters application 20/01272/REM pending. Reserved Matters application will be caught by phosphates, so not in years 1-5.	Within catchment area – held-up solution awaited
Taepper Court Farm, Foldhill Lane, Martock		16/01710/FUL	1							1	Extant planning permission. Approved 27/09/16. Expires 27/09/19. Commenced. Site visit 2021 - under construction.	Within catchment area – no phosphate mitigation required
Land adj. Triways, Foldhill Lane, Martock	N/MART/0025	16/02783/OUT						24		24	Appeal allowed 22/08/17. (24) Reserved Matters application 20/01678/REM pending. Large Site Survey 2021 - Reserved matters application 20/01678/REM impacted by phosphates. Reserved Matters application will be caught by phosphates, so not in years 1-5	Within catchment area – held-up solution awaited
56A Bower Hinton, Martock		18/00072/FUL	2							2	Extant planning permission. Approved 27/04/18. Expires 27/04/21. Renewal of 14/01792/FUL. (2) Site visit 2021 - under construction	Within catchment area – no phosphate mitigation required
Land Rear of Manor House, Church Street, Martock		18/00143/OUT						1		1	Extant planning permission. Approved 27/07/18. Expires 27/07/21. Reserved Matters application will be caught by phosphates, so not in years 1-5.	Within catchment area – held-up solution awaited
The Coach House, Stapleton, Martock		18/01344/PAMB	1							1	Extant planning permission. Approved 12/10/18. Completion due by 12/10/21. Site visit 2021 - under construction.	Within catchment area – no phosphate mitigation required
Burfield And Co Limited, Manor Road, Martock		18/01959/FUL			6					6	Extant planning permission. Approved 29/11/18. Expires 29/11/21. (6) Commenced. S73 application 20/03414/S73 to vary condition 2 (approved plans) approved 28/04/21. Site visit 2021 - no progress still under construction.	Within catchment area – no phosphate mitigation required
		18/01967/FUL		1						1	Extant planning permission. Approved 29/11/18. Expires 29/11/21. Site visit 2021- not started. No pre-commencement conditions applied to decision notice	Within catchment area – no phosphate mitigation required
Land south of Blind Lane, Bower Hinton		19/02218/FUL		1						1	Extant planning permission. Approved 18/10/19. Expires 18/10/22. Site visit 2021 - not started. No pre-commencement conditions applied to the decision notice.	Within catchment area – no phosphate mitigation required
Land OS 0002, South of Coat Road, Martock		19/02656/FUL	24	30	30	14				98	Extant planning permission. Approved 20/12/19. Expires 20/12/22. 2021: 18 complete 24 under construction 74 not started Site visit 2021 - under construction.	Within catchment area – no phosphate mitigation required
Midway Farm Ash Lane, Martock		19/03338/PAMB		5						5	Extant planning permission. Approved 16/01/20. Completion due by 16/01/23. Site visit 2021 - under construction.	Within catchment area – no phosphate mitigation required
Land at Whellers Meadow, Martock		19/02806/FUL			3	3				6	Extant planning permission. Approved 04/02/20. Expires 04/02/23. Site visit 2021 - not started. No pre-commencement conditions applied to the decision notice.	Within catchment area – no phosphate mitigation required
Land adjoining 18 Whellers Meadow, Martock		19/03314/FUL			1					1	Extant planning permission. Approved 19/02/20. Expires 19/02/23. Site visit 2021 - not started. Pre-commencement condition for CEMP only	Within catchment area – no phosphate mitigation required
Plot at Manor Barn, Manor Road, Martock		19/02949/FUL			1					1	Extant planning permission. Approved 20/02/20. Expires 20/02/23. Site visit 2021 - not started. Pre-commencement condition for CEMP only	Within catchment area – no phosphate mitigation required
40 Stapleton Close, Martock		19/03133/FUL	2							2	Re-submission of 13/00383/FUL. Extant planning permission. Approved 14/04/20. Expires 14/04/23. Site visit 2021 - under construction	Within catchment area – no phosphate mitigation required
Land to rear of Rose & Crown PH, Hurst	N/MART/0005/	18/00143/OUT						1		1	Extant planning permission approved 27/07/2018; Expires 27/07/2021. (16/01498/FUL - one dwelling also completed). Reserved Matters application will be caught by phosphates, so not in years 1-5.	Within catchment area – held-up solution awaited
Land North of Coat Road	N/MART/0032	21/01035/OUT						55		55	Planning application pending (100) Forms part of Local Plan Review Preferred Options, June 2019, Policy MB1 for about 55 dwellings.	Within catchment area – held-up solution awaited
Land to rear of Rose & Crown PH, Hurst	N/MART/0005/									0	Site is suitable, available and developable for 5 dwellings. Local Plan Review, Issues and Options, Option MART2. Not carried forward in Local Plan Review Preferred Options, June 2019.	

Italics - check whether superseded	HELAA Reference (if applicable)	Planning Application Number	21-22	22-23	23-24	24-25	25-26	26-31	31-36	Total Housing Delivery (Net) 2021-2036	Description / Rationale	Phosphates Status
Land South of Foldhill Lane, Martock	N/MART/0035	16/02783/OUT								0	Site is suitable, available and developable for 140 dwellings. EIA scoping opinion sought in 2016.	
Land to the South of Hills Lane	N/MART/0037							60		60	Permission granted on appeal for 24 dwellings on western parcel of land. Site is suitable, available and developable for 59 dwellings. Forms part of Local Plan Review Preferred Options, June 2019, Policy MB3 for about 60 dwellings.	
MARTOCK SUB-TOTAL			30	37	41	17	0	176	0	301		
			125									
Site Name	HELAA Reference (if applicable)	Planning Application Number	21-22	22-23	23-24	24-25	25-26	26-31	31-36	Total Housing Delivery (Net) 2021-2036	Description / Rationale	Phosphates Status
MILBORNE PORT												
The Estate Yard, East Street, Milborne Port		09/01096/FUL								0	Extant planning permission. Approved 11/05/09. (10) Site visit 2021 - 1 under construction 9 not started. Uncertainty around likely delivery so recorded as 0.	Within catchment area – no phosphate mitigation required
Land at Nursery House, Wheathill Lane, Milborne Port		16/04015/FUL	3	2						5	Extant planning permission 16/04015/FUL . Approved 17/11/16. (15/04820/OUT & 16/00351/OUT). (5) Site visit 2021 - 3 under construction. 2 not started.	Within catchment area – no phosphate mitigation required
Land at Gainsborough Way, Milborne Port	E/MIPO/0800	16/04237/OUT 18/03481/REM	15							15	Outline planning permission. Approved 17/07/17. Allowed on Appeal. 18/03481/REM. Extant planning permission (46). Approved 21/02/19. Under construction. Building Control - 31 Completions 2020-2021. 15 still to deliver.	Within catchment area – no phosphate mitigation required
Land at Junction of Station Road, Springfield Road, Milborne Port		17/02582/FUL		2						2	Extant planning permission. Approved 15/09/17. Expires 15/09/20. (2) Site visit 2021 - under construction. Commencement notice 25/03/21. Early stages.	Within catchment area – no phosphate mitigation required
The Step, 215 High Street, Milborne Port		93/01526/FUL								0	Extant planning permission. Approved 09/03/94. Commenced. Long term non-delivery. Recorded as 0 in trajectory.	Within catchment area – no phosphate mitigation required
Land OS 7800 Wheathill Lane, Milborne Port		17/03985/OUT; 19/02244/REM		35	30					65	Extant planning permission. Approved 30/07/19. Expires 30/07/2022 Site visit 2021- not started. Large Sites Survey response 2021 reflected in trajectory. Some pre-commencement conditions discharged and others still awaited. No foul drainage pre-commencement condition so not impacted by phosphates.	Within catchment area – no phosphate mitigation required
Land Adj To 1 Piece Road Piece Road Milborne Port		19/01413/R3D						4		4	Planning permission 19/01413/R3D approved 16/12/19. Expires 16/12/21 (2 yr. permission). Reserved Matters pending (20/02118/REM) .Reserved Matters application will be caught by phosphates, so not in years 1-5.	Within catchment area – held-up solution awaited
Coombe Hill Farm, Furlong Lane Milborne Port		19/01680/OUT						1		1	Extant planning permission. Approved 15/01/20. Expires 15/01/23. Within Phosphates Catchment Area. Reserved Matters application will be caught by phosphates, so not in years 1-5.	Within catchment area – held-up solution awaited
Land at Goldings Lane, Milborne Port	E/MIPO/0003/									0	Site is suitable, available and developable for 70 dwellings. Local Plan Review Issues and Options Omission site.	
South of Wheathill Lane, Milborne Port	E/MIPO/0014/									0	Site is suitable, available and developable for 48 dwellings. Local Plan Review Issues and Options Omission site.	
South of Court Lane, Milborne Port	E/MIPO/0015/							30		30	Site is suitable, available and developable for 30 dwellings. Forms part of Local Plan Review Preferred Options, June 2019, Policy MP2 for about 30 dwellings.	
Land north of Manor Road	E/MIPO/0022/									0	Site is suitable and developable for 42 dwellings. Local Plan Review Issues and Option MIPO2. Not taken forward to Preferred Options.	
Land north of Wheathill Lane	E/MIPO/0023/							45		45	Site is suitable, available and developable for 105 dwellings. Forms part of Local Plan Review Preferred Options, June 2019, Policy MP1 for about 110 dwellings. Capacity reduced by 65 dwellings and convenience store approved on eastern half of site. (See above)	
MILBORNE PORT SUB-TOTAL			18	39	30	0	0	80	0	167		
			87									
Site Name	HELAA Reference (if applicable)	Planning Application Number	21-22	22-23	23-24	24-25	25-26	26-31	31-36	Total Housing Delivery (Net) 2021-2036	Description / Rationale	Phosphates Status
SOUTH PETHERTON												

Italics - check whether superseded	HELAA Reference (if applicable)	Planning Application Number	21-22	22-23	23-24	24-25	25-26	26-31	31-36	Total Housing Delivery (Net) 2021-2036	Description / Rationale	Phosphates Status
Parkway Farm, West Street, South Petherton		16/00646/FUL				2	2			4	Extant planning permission. Approved 19/09/16. Expires 19/09/19. (4) Site visit 2021 - demolition has taken place so planning permission implemented. Dwellings not commenced. No evidence of foul water pre-commencement condition having been discharged - delivery moved to years 4 and 5.	Within catchment area – held-up solution awaited
Winmoor Farm, Moor Lane, South Petherton		90/02361/FUL								0	Extant planning permission. Approved 05/09/90 3 left to complete. Long term extant permission recorded as 0 as delivery uncertain.	Within catchment area – no phosphate mitigation required
New Cross Fruit Farm, South Petherton		18/02485/FUL	1	2	2					5	Extant planning permission. Approved 14/12/18. Expires 14/12/21. (5) Site visit 2021 - 1 under construction; 4 not started.	Within catchment area – no phosphate mitigation required
Land Rear Of Drovers Rise, South Petherton		18/03390/FUL				1				1	Extant planning permission. Approved 21/02/19. Expires 21/02/22. Site visit 2021 - not started. No discharge of pre-commencement conditions for foul and surface water drainage.	Within catchment area – held-up solution awaited
Land Adj The Stable, Northfield Lane, South Petherton		18/03472/OUT						1		1	Extant planning permission. Approved 30/04/19. Expires 30/04/22. Reserved Matters application will be impacted by phosphates so not recorded in years 1-5.	Within catchment area – held-up solution awaited
Land At Brick Yard Barns, New Cross, South Petherton		19/02336/FUL	1							1	Extant planning permission. Approved 28/11/2019. Expires 28/11/2022. Supersedes 18/02591/PAMB. Site visit 2021 - under construction.	Within catchment area – no phosphate mitigation required
Brick Yard Barns, New Cross, South Petherton		20/00433/FUL		1						1	Permission for additional dwelling approved 24/06/2020. Expires 24/06/2023. Site visit 2021 - not started.	Within catchment area – no phosphate mitigation required
Land rear of The Old Garage, West Street, South Petherton		18/03416/FUL		4	5					9	Extant planning permission. Approved 29/08/19. Expires 29/08/22. (9) Site visit 2021 - not started	Within catchment area – no phosphate mitigation required
Land adj 71 Silver Street, South Petherton		19/01625/FUL			1					1	Extant planning permission. Approved 16/08/19. Expires 16/08/22. 21/00763/S73 Application to vary conditions 2(approved plans), 3 (parking plan) and 8(materials) - Approved 30 June 2021 Site visit 2021 - not started.	Within catchment area – no phosphate mitigation required
Land At The Spinney , 1 Hayes End, South Petherton	N/SOPE/0001/10	19/01345/FUL	1							1	Full application approved 18/09/19. Expires 18/08/22. Local Plan Review Preferred Options site SP2 for10 dwellings. Site visit 2021 - under construction.	Within catchment area – no phosphate mitigation required
By the Way, Over Stratton Road, South Petherton		19/01594/FUL		1						1	Extant planning permission. Approved 17/09/19. Expires 17/09/22. Site visit 2021 - not started.	Within catchment area – no phosphate mitigation required
Land off Lampreys Lane, South Petherton	N/SOPE/0016	20/01414/FUL								0	Planning permission 17/02709/OUT. Approved 29/03/18. Expired 29/03/21. Planning Application pending consideration (18)	Within catchment area – held-up solution awaited
Land adj The Stable, Northfield Lane, South Petherton		20/01363/FUL								0	Planning Application Pending Consideration (1)	Within catchment area – held-up solution awaited
Land rear of West Side, West Street, South Petherton		18/03739/FUL								0	Planning permission pending consideration (1)	Within catchment area – held-up solution awaited
22 West Street South Petherton		18/04029/FUL								0	Planning permission pending consideration (2)	Within catchment area – held-up solution awaited
Land at Hospital Lane	N/SOPE/0008							45		45	Site is available and developable for 46 dwellings. Local Plan Review Issues and Options, Option SOPE1. Local Plan Review Preferred Options, June 2019, Policy SP1 for about 45 dwellings.	
Land off Lampreys Lane behind Moor Villas	N/SOPE/0016									0	Site is available and developable for 57 dwellings. Local Plan Review Issues and Options Option SOPE5. Part of the site has outline extant planning permission 17/02709/OUT for 15 dwellings granted March 2018. Potentially about 5 dwellings remaining. Not carried forward to Preferred Options.	
SOUTH PETHERTON SUB-TOTAL			3	8	8	3	2	46	0	70		
			24									
Site Name	HELAA Reference (if applicable)	Planning Application Number	21-22	22-23	23-24	24-25	25-26	26-31	31-36	Total Housing Delivery (Net) 2021-2036	Description / Rationale	Phosphates Status
STOKE SUB HAMDON												
Southcombe Bros Ltd, land adjacent to Great Field Lane, Stoke-Sub-Hamdon		16/03872/FUL;		8	8					16	Extant planning permission. Approved 23/12/16. Reserved Matters approval for 14 dwellings. Full permission for additional two dwellings (17/00186/FUL) so16 in total. Site visit 2021 - under construction - many at an advanced stage but no activity on site.	Within catchment area – no phosphate mitigation required
		17/00186/FUL								0	Extant planning permission. Approved 08/03/17. Expires 08/03/20. Permission adds an additional 2 dwellings to the site. See above.	Within catchment area – no phosphate mitigation required
The Old Forge, 8 High Street, Stoke Sub Hamdon		18/02683/FUL		1						1	Extant planning permission. Approved 28/11/18. Expires 28/11/21. Site visit 2021 - not started	Within catchment area – no phosphate mitigation required
Rear of Suntreat, Montacute Road, Stoke Sub Hamdon		20/01622/FUL			1					1	Extant planning permission. Approved 04/09/2020. Expires 04/09/23. Site visit 2021 - not started.	Within catchment area – no phosphate mitigation required
STOKE SUB HAMDON SUB-TOTAL			0	9	9	0	0	0	0	17		
			18									

Italics - check whether superseded	HELAA Reference (if applicable)	Planning Application Number	21-22	22-23	23-24	24-25	25-26	26-31	31-36	Total Housing Delivery (Net) 2021-2036	Description / Rationale	Phosphates Status
Site Name	HELAA Reference (if applicable)	Planning Application Number	21-22	22-23	23-24	24-25	25-26	26-31	31-36	Total Housing Delivery (Net) 2021-2036	Description / Rationale	
REST OF DISTRICT (EAST)												
Land Adjacent to the Gardens, 2 Slades Hill, Templecombe		14/02635/FUL						1		1	Extant planning permission. Approved 11/08/14. Commenced. Delivery unlikely within years 1-5.	Outside of the catchment area
The Empire Farm, Throop Road, Templecombe		15/04660/FUL	1							1	Extant planning permission. Approved 01/12/15. Commenced.	Outside of the catchment area
Land at Slades Hill, Slades Hill		18/02739/OUT				35	35			70	Extant planning permission. Approved 20/02/20. Expires 20/02/23. Reserved Matters application 21/00046/REM pending (70). Site outside of Phosphates Catchment Area. Development Management Case Officer advises that decision REM due to be issued in July 2021, so included in years 1-5.	Outside of the catchment area
11 Throop Road, Templecombe, Somerset		17/01020/FUL	1							1	Extant planning permission. Approved 10/05/17. Expires 20/21. Site visit 2021 - under construction	Outside of the catchment area
Land Between Bankside And The Piggery , Lily Lane, Templecombe		17/02551/FUL	2							2	Extant planning permission. Approved 16/08/17. Expires 20/21. Site visit 2021 - under construction (2)	Outside of the catchment area
Barns At Middle Throop, Throop Road, Templecombe, Somerset		18/01488/FUL	1	1						2	Extant planning permission. Approved 03/12/18. Expires 03/12/21 Site visit 2021 - 1 under construction. 1 not started.	Outside of the catchment area
Coombe Farm, West Street, Templecombe		18/02084/FUL		2	2					4	Extant planning permission. Approved 27/11/18. Expires 27/11/21 Site visit 2021 - not started.	Outside of the catchment area
Land Opposite The Orchard, Coombe Hill, Templecombe		18/03222/OUT; 19/03409/REM			2					2	Extant planning permission. Reserved Matters approved 05/05/20. Site visit 2021 - not started.	Outside of the catchment area
Knights Templar Court Nursing Home, Templecombe		18/00650/OUT								0	Planning permission pending consideration (19). 18 bedroom Care Home = 10 dwelling equivalent, net gain 9 dwellings.	Outside of the catchment area
		19/00123/OUT								0	Planning permission pending consideration (21) same site as 18/00650/OUT. 18 bedroom care home = 10 dwelling equivalent, net gain 11 dwellings.	Outside of the catchment area
Land at Coombe Farm, OS Plots 4300 Part & 4613 PA West Street, Templecombe	E/ABTE/0007	19/01604/OUT						49		49	Planning permission pending consideration (49) - HELAA site suitable and available suggested for 30 dwellings.	Outside of the catchment area
The Pilgrims Rest Inn, Lovington		20/00362/OUT						5		5	Extant planning permission. Approved 15/04/20. Expires 15/04/23. (5) Reserved Matters application will be impacted by phosphates so not recorded in years 1-5.	Within catchment area – held-up solution awaited
Manor Farm Barn, Church Street, Babcary		15/05639/FUL			1					1	Extant planning permission. Approved 16/02/16. Under construction.	Within catchment area – no phosphate mitigation required
Land at Baker Street, Babcary		17/00593/OUT 18/02433/REM			2					2	Outline planning permission approved 20/12/17. Extant planning permission for reserved matters approved 11/07/19. Email 2021 - not started. Certificate of Lawful Development for Commencement approved 24/06/2021 - 21/01231/COL	Within catchment area – no phosphate mitigation required
Craddocks Farm, Perry Hill, Babcary		17/04827/FUL	1	1						2	Extant planning permission. Approved 12/03/18. Expires 12/03/2021. Site visit 2021 - under construction - footings in.	Within catchment area – no phosphate mitigation required
Spring Gardens, Fosse Way, Babcary		17/04369/FUL		1						1	Extant planning permission Approved 23/12/2019. Expires 23/12/2022 Not started.	Within catchment area – no phosphate mitigation required
Land OS 3461, Steart Road, Babcary		19/03381/OUT						3		3	Extant planning permission. Approved 08/04/20. Expires 08/04/23. Reserved Matters application will be impacted by phosphates so not recorded in years 1-5.	Within catchment area – held-up solution awaited
Land adj to The Brambles, Main Street, Babcary		19/01170/FUL		1						1	Extant planning permission. Approved 10/10/2019. Expires 10/10/22 Site visit 2021 - not started.	Within catchment area – no phosphate mitigation required
Land at Butts Drove, Gosling Street, Barton St David		18/02554/PAMB			1					1	Extant planning permission. Approved 19/08/20. Expires 19/08/23. Site visit 2021 - not started.	Within catchment area – no phosphate mitigation required
Land OS 9121 At Butts Drove Gosling Street, Barton St David		19/01795/FUL 20/01329/FUL				1				1	Extant planning permission. Approved 28/02/20. Expires 28/02/23. Not started - new application 20/01329/FUL approved 19/08/20. Expires 19/08/23. Discharge of pre-commencement condition required for foul drainage - therefore impacted by phosphates.	Within catchment area – held-up solution awaited

Italics - check whether superseded	HELAA Reference (if applicable)	Planning Application Number	21-22	22-23	23-24	24-25	25-26	26-31	31-36	Total Housing Delivery (Net) 2021-2036	Description / Rationale	Phosphates Status
Land Adjacent to Ashley Mill Road, Barton St David		19/01675/FUL 20/00661/FUL 20/02943/FUL				1				1	Extant planning permissions for a single dwelling. 19/01675/FUL approved 15/10/19. Expires 15/10/22. 20/00661/FUL approved 21/04/20. Expires 21/04/23 and 20/02943/FUL approved 05/02/21.Expires 05/02/24 Site visit 2021 - not started.	Within catchment area – no phosphate mitigation required
Holiday units at Sleepy Hollow, Mill Road, Barton St David		20/02273/FUL		1						1	Extant planning permission. Approved 10/11/20. Expires 10/11/23. Change of use of holiday units. Site visit 2021 - not started.	Within catchment area – no phosphate mitigation required
Land North of Laurel Farm, Mill Road, Barton St David		20/00975/FUL								0	Planning Application Pending Consideration (2)	Within catchment area – held-up solution awaited
Land opp. Wilfs Cottage, Main Street, Barton St David	E/BADA/0004/									0	Suitable, available and developable for 12 dwellings.	
Land adj. to Lower Church Farm	E/BADA/0006/									0	Suitable, available and developable for 10 dwellings.	
Land at Laurels Farm	E/BADA/0009									0	Suitable, available and developable for 16 dwellings. Local Plan Review Issues and Options Omission Site. Not taken forward in Preferred Options	
Land off High Lane, Barton St David	E/BADA/0010									0	Suitable, available and developable for 20 dwellings. Local Plan Review Issues and Options Omission Site. Not taken forward in Preferred Options.	
Hillcrest, Charcroft Hill, Brewham		19/02837/OUT						1		1	Extant planning permission. Approved 18/02/20. Expires 18/02/23. Reserved Matters application will be impacted by phosphates so not recorded in years 1-5.	Within catchment area – held-up solution awaited
Little Orchard, Hardway, Brewham		19/00670/FUL	1							1	Extant planning permission. Approved 21/06/19. Expires 21/06/22. Site visit 2021 - under construction.	Within catchment area – no phosphate mitigation required
Dreamers Farm, North Brewham		21/00027/PAMB				1					Extant permission. Approved 19/02/21. To be completed by 19/02/24. Site visit 2021 - not started.	Within catchment area – held-up solution awaited
Clanville Manor Farm, Cary Road, Alford, Castle Cary		17/00845/FUL	2							2	Extant planning permission. Approved 15/05/17. Expires 15/05/20. Site visit 2021 - under construction (2)	
Land West of Vagg Lane, Chilthorne Domer		17/02659/OUT						28		28	Extant planning permission. Approved 23/11/18. Expires 23/11/21. Reserved Matters application will be impacted by phosphates so not recorded in years 1-5.	Within catchment area – held-up solution awaited
Avalon Garage, Tintinhill Road, Chilthorne Domer		21/00894/COU		1						1	Change of Use Granted for 1 dwelling 20/05/2021, Expires 20/05/2024 Under Construction	Within catchment area – no phosphate mitigation required
Land South Of Chilthorne Knapp, Chilthorne Hill, Chilthorne Domer		20/00251/OUT								0	Planning Application Pending Consideration (1)	
Barn at Golden Valley Farm, Water Lane, Charlton Hore Thorne		19/02314/FUL	1							1	Extant planning permission. Approve 10/12/19. Expires 10/12/22 Site visit 2021 - under construction. Well advanced roof going on.	Within catchment area – no phosphate mitigation required
Land adj Wynfield, Cowpath Lane, Charlton Horethorne		19/00975/FUL		1						1	Extant planning permission. Approved 18/07/19. Expires 18/07/22 Site visit 2021 - under construction - footings laid.	Within catchment area – no phosphate mitigation required
Gunville Farm Bungalow, Harvest Lane, Charlton Horethorne		20/01544/FUL				2				2	Extant planning permission. Approved 22/03/21. Expires 22/03/24. (2) 21/02192/S73A application to vary condition 2 (approved plans)-pending. Discharge of pre-commencement condition for foul drainage required - so will be held up until a solution is provided. Site visit 2021 - demolition of barns completed but erection of dwellings not commenced.	Within catchment area – held-up solution awaited
Beech Farm, Sigwells, Charlton Horthorne		20/02801/FUL	1							1	Extant planning permission Approved 25/03/21. Expires 25/03/24 Site visit 2021 - not started. Notice of commencement on file. Agricultural workers caravan (permanent).	Within catchment area – no phosphate mitigation required
Land Opposite Fox And Hounds, Broadway Road, Charlton Adam	E/CHMA/0002/	16/02353/OUT 18/02002/REM 20/00690/S73 20/00871/REM	2	2						4	Extant planning permission. 20/000871/REM approved 29/09/20. Expires 29/09/23. (8) 4 dwellings completed. 4 under construction. Site visit 2021 - under construction (4)	Within catchment area – no phosphate mitigation required
Land at Larkrise Farm, Broad Street, Charlton Adam		20/03317/PAMB			1					1	Extant planning permission. Approved 29/01/21. Completion by 21/01/24. Informative on decision notice reminding the applicant that development cannot commence until the developer has received written approval from the Council under Reg. 77 of the Habitat Regulations. Site visit 2021 - not started.	Within catchment area – held-up solution awaited
Land OS 6323 (part), Kingweston Road, Charlton Mackrell		19/02745/OUT								0	Planning Application Pending Consideration (14)	Within catchment area – held-up solution awaited

Italics - check whether superseded	HELAA Reference (if applicable)	Planning Application Number	21-22	22-23	23-24	24-25	25-26	26-31	31-36	Total Housing Delivery (Net) 2021-2036	Description / Rationale	Phosphates Status
Land North East of Ilchester Road, Charlton Mackrell	E/CHMA/0004/	16/03353/OUT						3		3	Extant planning permission. Approved 04/07/17. Reserved Matters 20/01638/REM pending. Reserved Matters application will be impacted by phosphates so not recorded in years 1-5.	Within catchment area – held-up solution awaited
Barn at land os 8061, Ilchester Road, Charlton Mackrell		19/02987/PAMB		1						1	Extant planning permission. Approved 24/01/20. Completion by 24/01/23. Site visit 2021 - not started.	Within catchment area – no phosphate mitigation required
Land South of Somerton Lane , Charlton Mackrell		19/02412/OUT						2		2	Extant planning permission. Approved 23/03/20. Expires 23/03/23. (2) Reserved Matters application will be impacted by phosphates so not recorded in years 1-5.	Within catchment area – held-up solution awaited
Dovecot House, Hillway, Charlton Mackrell		19/03365/FUL	1							1	Extant planning permission. Approved 20/0720. Expires 20/07/23. Commencement Notice 01/12/20. Site visit 2021 - under construction	Within catchment area – no phosphate mitigation required
Alehouse Lodge, Ilchester Road, Charlton Mackrell		20/00646/FUL	1							1	Extant planning permission. Approved 30/09/20. Expires 30/09/23. sub-division of existing dwelling net gain 1. Site visit 2021 - under construction.	Within catchment area – no phosphate mitigation required
Former Stables At Cedar Lodge, High Street, Charlton Adam		17/03743/REM	1							1	Extant planning permission. Approved 21/11/17. (14/02726/OUT) - Expires 21/11/20. Site visit 2021 - under construction	Outside of the catchment area
Barn at Thistledown Farm, Common Lane		20/01116/PAMB			1					1	Extant planning permission. Approved 05/06/20. Completion by 05/06/23. Site visit 2021 - not started.	Within catchment area – no phosphate mitigation required
Land at Broadway Road, Charlton Adam	E/CHMA/0003/	18/03298/OUT						24		24	Extant planning permission. Allowed on appeal 12/11/19. Expires 12/11/22. Reserved Matters application will be impacted by phosphates so not recorded in years 1-5.	Within catchment area – held-up solution awaited
Land Adjacent Heatherwood, Charlton Musgrove		19/01218/FUL	1							1	Extant planning permission. Approved 29/08/19. Expires 29/08/22. (2) Site visit 2021- 1 complete and 1 under construction.	Within catchment area – no phosphate mitigation required
Barn at Greenlands Farm, Charlton Musgrove		20/03661/PAMB		1						1	Extant planning permission. Approved 15/02/21. Completion due by 15/02/24. Site visit 2021 - under construction.	Within catchment area – no phosphate mitigation required
Burtens Mill Farm, Old Hill, Charlton Musgrove		18/03587/FUL	1							1	Extant planning permission. Approved 21/03/19. Expires 21/03/22 Site visit 2021 - under construction	Within catchment area – no phosphate mitigation required
Land Off Hook Drove, Ashington Lane, Chilton Cantelo		16/02416/FUL		1						1	Extant planning permission. Approved 31/08/16. Commenced. Site visit 2021 - under construction - works on-going.	Within catchment area – no phosphate mitigation required
Land Adjacent To Wheat Sheaf Hill, Corton Denham		18/03514/PAMB		1						1	Extant planning permission approved 29/03/19. Completion by 29/03/22. Site visit 2021 - not started.	Within catchment area – no phosphate mitigation required
Manor Farm Barn, Manor Farm Road, Blackford		16/04954/FUL 20/02087/S73		1						1	Extant planning permission. Approved 18/04/17. Expires 18/04/20. Commencement Notice 15/06/18. 2021 Database - updated application 20/02087/S73. Expires 28/09/2023	Within catchment area – no phosphate mitigation required
Blackford Grain Store, Quarry Hill, Blackford, Compton Pauncefoot		17/02500/FUL		1						1	Extant planning permission. Approved 31/07/17. Expires 31/07/2020. . Site visit 2021 - under construction. Grain store demolished.	Within catchment area – no phosphate mitigation required
Home Farm House, Compton Pauncefoot		18/02818/FUL		1						1	Extant planning permission. Approved 18/03/19. Expires 18/03/22. Site visit 2021 - not started.	Within catchment area – no phosphate mitigation required
The Old Rectory Compton Road Compton Pauncefoot		19/01439/FUL		1						1	Extant planning permission. Approved 06/04/20. Expires 06/04/23 2021 Database - Not started	Within catchment area – no phosphate mitigation required
Hale Bungalow. Hale Lane, Cucklington		18/01885/OUT						3		3	Extant planning permission. Approved 11/01/19. Expires 11/01/22. 19/01498/REM - Reserved Matters Withdrawn. Outside of Phosphates Catchment Area. Whilst not a major application moved to years 6-10 due to withdrawal of REM.	Outside of the catchment area
Land adj Thornvale, Babwell Road, Cucklington		19/00243/REM 20/00980/FUL			1					1	19/00243/REM - Extant planning permission. Approved 13/09/2019. Expires 13/09/2021. 20/00980/FUL - Extant planning permission. Approved 20/07/20. Expires 20/07/23. Site visit 2021 - not started.	Outside of the catchment area
The Barn, Sally Lovells Lane, Henstridge		18/01128/FUL	1							1	Extant planning permission. Approved 13/07/18. Expires 13/07/21. Site visit 2021- under construction.	Within catchment area – no phosphate mitigation required
Land at Stalbridge Road, Henstridge	E/HENS/0006	17/03029/OUT			45	45	40			130	Extant planning permission. Approved 20/11/18. Expires 20/11/21. (130) Outside of Phosphates catchment area. Pre-app in on Reserved Matters 20/00639/PREAPP. Final submission expected in October 2021 (supported by email from agent) and Development Management case officer advises decision in January 2022. Commencing in year beginning January 2023 and developing 45 units per year.	Outside of the catchment area
Parklands Farm, Marsh Lane, Henstridge		18/03914/PAMB		1						1	Extant planning permission. Approved 26/03/19. Completion by 26/03/22. Site visit 2021 - not started.	Outside of the catchment area

Italics - check whether superseded	HELAA Reference (if applicable)	Planning Application Number	21-22	22-23	23-24	24-25	25-26	26-31	31-36	Total Housing Delivery (Net) 2021-2036	Description / Rationale	Phosphates Status
Cherry Bolberry Farm, Furge Lane, Henstridge		19/00966/OUT				1				1	Extant planning permission. Approved 11/06/19. Expires 11/06/22. Not a Major site, therefore delivery projected within years 1-5 as no clear evidence that homes will not be delivered in 5 years. Outside of Phosphates Catchment Area.	Outside of the catchment area
Land adjoining Keyham Cottage Vale Street, Henstridge		19/01043/FUL		1						1	Extant planning permission. Approved 26/11/2019. Expires 26/11/2022. 2021 Database - under construction 20/01/2020	Outside of the catchment area
Land at Lemons Ground, Whitechurch Lane, Kenston		20/01667/FUL			1					1	Extant planning permission. Approved 12/03/21. Expires 12/03/24. Site visit 2021 - not started.	Outside of the catchment area
Whitchurch Manor House, Whitechurch Lane, Henstridge		20/01212/OUT								0	Planning Application Pending Consideration (1)	Outside of the catchment area
Townsend Farm, Stalbridge Road, Henstridge	E/HENS/0001/									0	Suitable, available and developable for 42 dwellings.	
Higher Hatherleigh Farm, Old Road, Holton		21/00034/PAMB			3					3	Extant planning permission. Approved 02/03/21. Complete by 02/03/24 3 Dwellings not started	Outside of the catchment area
1 Brookside, Lower Road, Horsington		18/01908/FUL		1						1	Extant planning permission. Approved 23/10/2019. Expires 23/10/22 Site visit 2021 - not started.	Outside of the catchment area
Land adjoining, 17 Batchpool Lane, Horsington		19/01069/OUT				4	4			8	Extant planning permission. Approved 02/03/20. Expires 02/03/23. Not a Major site, therefore delivery projected within years 1-5 as no clear evidence that homes will not be delivered in 5 years. Site outside of Phosphates Catchment Area.	Outside of the catchment area
Part land OS 8518, Lower Road, Horsington		20/00027/FUL			1					1	Extant planning permission. Approved 10/06/20. Expires 10/06/23. Site visit 2021 - not started.	Outside of the catchment area
Land OS 5231, Horsington Park, Tower Hill, Horsington		20/01721/PAMB			1					1	Extant planning permission. Approved 20/07/20. Complete by 20/07/23 Site visit 2021 - not started.	Outside of the catchment area
Land adjacent Springfield Marshbarn Farm Lane, Horsington		19/01624/FUL		1						1	Extant planning permission. Approved 08/10/20. Expires 08/10/23. Site visit 2021 - not started. CIL commencement notice 03/02/21. 20/03686/DOC awaiting decision.	Outside of the catchment area
Land At Lake View Quarry, Chistles Lane, Keinton Mandeville		16/01832/REM	1							1	Extant planning permission. Approved 12/01/17. (14/01333/OUT). 42 dwellings in total. Large Sites Survey 2021 - developer has advised that last house will be handed over in August 2021.	Within catchment area – no phosphate mitigation required
Land rear of Cottons House, Castle Street, Keinton Mandeville		17/04728/OUT; 19/02615/REM		3	4					7	Extant planning permission. Reserved Matters approved 20/05/2020. Expires 20/05/22. (7) Site visit 2021 - access being constructed no work commenced on bungalows. Commencement notice submitted 12/05/21.	Within catchment area – no phosphate mitigation required
Land behind Splinters Church Street, Keinton Mandeville		19/02585/REM 18/01524/OUT		1						1	Reserved Matters extant planning permission. Approved 11/02/20. Expires 11/02/22. (2). Site visit 2021 - 1 complete. 1 not started.	Within catchment area – no phosphate mitigation required
Land at Orchard Vew, Chistles Lane, Keinton Mandeville		18/03952/OUT; 19/03153/REM			1					1	Extant planning permission. Approved 04/03/19. Expires 04/03/22. Reserved matters approved 22/01/20 - Expires 22/01/23. Site visit 2021 - not started.	Within catchment area – no phosphate mitigation required
Land at Sycamore Farm, Barton Road, Keinton Mandeville		19/00709/OUT						5		5	Extant planning permission. Approved 22/08/19. Expires 22/08/22. Reserved Matters application will be impacted by phosphates so not recorded in years 1-5.	Within catchment area – held-up solution awaited
Land East of Cottons House, Castle Street, Keinton Mandeville		19/03139/FUL		1						1	Extant planning permission. Approved 14/05/20. Expires 14/05/23. Site visit 2021 - not started. Blocks and fencing around site. Commencement notice 10/03/21.	Within catchment area – no phosphate mitigation required
land at Lake View Quarry, Chistles Lane, Keinton Mandeville		19/03538/FUL	1	2						3	Extant planning permission. Approved 19/05/20. Expires 19/05/23. (3) Site visit 2021 - under construction. Early stages. Commencement notice 14/09/20.	Within catchment area – no phosphate mitigation required
Land OS 4800, Church Street, Keinton Mandeville		19/01648/FUL		1						1	Extant planning permission. Approved 11/02/20. Expires 11/02/23. Site visit 2021 - under construction - footings laid.	Within catchment area – no phosphate mitigation required
The Chestnuts, Queen Street, Keinton Mandeville		19/03528/FUL								0	Planning Application Pending Consideration (1)	Within catchment area – held-up solution awaited
Land OS 9987 Queen Street, Keinton Mandeville		19/02211/OUT								0	Planning permission pending consideration (9)	Within catchment area – held-up solution awaited
Oriana and land to the rear, Keinton Mandeville		20/03613/FUL								0	Planning Application Pending Consideration (30)	Within catchment area – held-up solution awaited
Land OS 0027 Ashington Lane, South of High Street, Keimton Mandeville	E/KEMA/0013 E/KEMA/0008/	20/01253/FUL						1		1	Planning Application Pending Consideration (1)	Within catchment area – held-up solution awaited
Land to the south of The Quorn, Church Street, Limington		20/00544/FUL	2							2	Extant planning permission. Approved 24/07/20. Expires 24/07/23. (2) Site visit 2021 - 2 under construction.	Within catchment area – no phosphate mitigation required
Land adj The Lamb and Lark, ashington Lane, Limington		18/02725/FUL	1							1	Extant planning permission. Approved 25/06/19. Expires 26/06/22. (3) Site visit 2021 - 2 complete and 1 under construction.	Within catchment area – no phosphate mitigation required

Italics - check whether superseded	HELAA Reference (if applicable)	Planning Application Number	21-22	22-23	23-24	24-25	25-26	26-31	31-36	Total Housing Delivery (Net) 2021-2036	Description / Rationale	Phosphates Status
Lucott, Church Street, Limington		19/00384/FUL	1							1	Extant planning permission. Approved 10/06/19. Expires 10/06/22. Site visit 2021 - under construction.	Within catchment area – no phosphate mitigation required
Land adj High Barton, Lovington Road		18/03283/FUL	1							1	Extant planning permission. Approved 04/02/19. Expires 04/02/22. Site visit 2021 - under construction. Notice of commencement 01/05/21.	Within catchment area – no phosphate mitigation required
Land Adj. The Pilgrims Rest Inn, Lovington		18/04074/FUL	6							6	Extant planning permission. Approved 17/06/19. Expires 17/06/22. (6) Under construction.	Within catchment area – no phosphate mitigation required
Land OS 0088, Lovington Road, Lovington		19/01190/FUL		1						1	Extant planning permission. Approved 05/03/20. Expires 05/03/23. Site visit 2021 - not started.	Within catchment area – no phosphate mitigation required
The Haven, Lovington Road, Lovington		19/03228/FUL						1		1	Extant planning permission. Approved 06/08/20. Expires 06/08/23. Site visit 2021 - not started. Superseded by pending application 21/00426/FUL but that is impacted by phosphates so existing application may be implemented but not included in years 1-5 due to uncertainty.	Within catchment area – no phosphate mitigation required
Marnick Farm, Lovington		20/02004/FUL		1						1	Extant planning permission. Approved 08/03/21. Expires 08/03/24. Commencement notice 29/03/21.	Within catchment area – no phosphate mitigation required
Land adj Lovington VC Primary School, Lovington Road, Lovington		18/04044/OUT								0	Outline planning permission pending consideration (9) on part of HELAA site that is suitable, available and developable for 14 dwellings.	Within catchment area – held-up solution awaited
The Haven, Lovington Road, Lovington		21/00426/FUL								0	Planning permission pending consideration (1) Supersedes 19/03228/FUL.	Within catchment area – held-up solution awaited
Land at Lovington Road, Lovington										0	Suitable, available and developable for 5 dwellings.	
Land rear of 17 and 18 Townsend, Marston Magna	E/LOVI/0002/	19/01109/OUT						3		3	Extant planning permission. Approved 06/11/19. Expires 06/11/22. (3) Reserved Matters will be impacted by phosphates as within Phosphates Catchment Area so moved beyond years 1-5. No completions - all 3 Dwellings NS	Within catchment area – held-up solution awaited
Wickham Farm, Marston Magna Road, Marston Magna		18/01637/OUT								0	Planning permission pending consideration (10)	Within catchment area – held-up solution awaited
Maperton Stud, Maperton, Wincanton		18/02482/PAMB	3							3	Extant planning permission. Approved 15/10/18. Completion due by 15/10/21. supersedes 15/03868/FUL which had commenced. (3) Site visit 2021 - under construction early stages.	Within catchment area – no phosphate mitigation required
West Mudford Farm Ltd, West Mudford Road, Mudford		17/02625/FUL	1							1	Extant planning permission. Approved 12/12/17. Expires 12/12/20. Planning permission automatically extended to 01/05/21. Site visit 2021: under construction. Up to first floor.	Within catchment area – no phosphate mitigation required
Land adjacent to Chantry Cottage, North Barrow		19/01819/FUL	1							1	Extant planning permission. Approved 11/02/20. Expires 11/02/23. Site visit 2021 - under construction. Commencement notice 27/08/20.	Within catchment area – no phosphate mitigation required
Land West Of Village Hall North Barrow		19/02775/FUL								0	Planning Application Pending Consideration (8)	Within catchment area – held-up solution awaited
Harvester Works, Mayfield Close, Galhampton		10/04671/FUL ; 18/03693/FUL			4	4				8	Extant planning permission. Approved 09/10/13 Commenced but none complete. New permission granted for 8 dwellings - 18/03693/FUL Approved 07/04/20 Expires 07/04/23. Site visit 2021 - not started.	Within catchment area – no phosphate mitigation required
Building and land at Sandbrook Lane, Galhampton		20/01186/FUL 20/02936/FUL				1				1	Extant planning permission . Approved 28/07/20. Expires 28/07/23. (20/01186/FUL) Superseded by 20/02936/FUL extant planning permission. Approved 01/07/21. Expires 01/07/24. Not started.	Within catchment area – no phosphate mitigation required
North Town Farm, Higher North Town Lane, North Cadbury		16/02410/FUL	1							1	Extant planning permission. Approved 06/09/16. Expires 06/09/19. (3) Building Control commencement. 2 complete, 1 under construction.	Within catchment area – no phosphate mitigation required
Hill Ash Farm, Woolston Road, North Cadbury		19/01122/PAP		1						1	Extant planning permission. Approved 07/06/19. Completion due by 07/06/22. Site visit - not started.	Within catchment area – no phosphate mitigation required
Land OS 8000 Part Sandbrook Lane, Galhampton		19/01879/PAMB		1						1	Extant planning permission. Approved 22/08/19. Completion due by 22/08/22. Site visit 2021 - not started.	Within catchment area – no phosphate mitigation required
Land at North Town Farm, Higher North Town Lane, North Cadbury		19/02235/OUT						5		5	Extant planning permission Approved 15/01/2020. Expires 15/01/2023. (5) Reserved Matters application will be impacted by phosphates so not recorded in years 1-5.	Within catchment area – held-up solution awaited
North of Hill Ash Farm, Woolston Road, North Cadbury		20/00787/FUL			3	3				6	Extant planning permission. Approved 20/07/20. Expires 20/07/23 (6) Site visit 2021 - demolition of existing building underway.	Within catchment area – no phosphate mitigation required
Old Orchard, Cheriton Hill, North Cheriton		20/02957/FUL				1					Extant planning permission. Approved 12/03/21. Expires 12/03/24. Site visit 2021 - not started.	Within catchment area – no phosphate mitigation required
Land Adjacent Manor Farm, Pear Ash Lane, Pen Selwood		18/01895/FUL		1						1	Extant planning permission. Approved 29/10/18. Expires 29/10/21. Site visit 2021 - not started. CIL notices received 23/07/21.	Outside of the catchment area

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Domus, Pen Selwood		19/03295/FUL					1			1	Extant planning permission. Approved 13/03/20. Expires 13/03/23. Site visit 2021 - not started. Revised application 21/01038/FUL pending - outside of Phosphates Catchment Area so realistic prospect of site being delivered within years 1-5.	Outside of the catchment area
Old Down Farm, Coombe Street, Pen Selwood		20/02636/PAMB		1						1	Extant planning permission. Approved 05/11/20. Complete by 05/11/23. Site visit 2021 - under construction. Work just started. Notice of commencement 29/06/21.	Within catchment area – no phosphate mitigation required
Barn at 2 Mill Lane Cottages, Mill Lane Pitcombe		19/00087/FUL		1						1	Extant planning permission. Approved 19/06/19. Expires 19/06/22. Site visit 2021 - not started.	Within catchment area – no phosphate mitigation required
Land at Sutton Bridge, Sutton Montis Road, Queen Camel		20/01607/PAMB	1							1	Extant planning permission. Approved 04/08/20. Complete by 04/08/23. Under construction. Building control commencement of barn conversion 01/02/20.	Within catchment area – no phosphate mitigation required
Land Part OS 1053 West Camel Road, Queen Camel		19/01830/OUT						43		43	Outline planning application pending consideration (43) on part of HELAA site considered to be suitable, available and developable but only for 5 dwellings along road frontage. Allocation in Queen Camel Neighbourhood Plan - made 3 June 2021.	Within catchment area – held-up solution awaited
Land East Of Jalna, High Street, Queen Camel	E/QUCA/0001/C	20/01117/FUL						2		2	Planning Application Pending Consideration (2)	Within catchment area – held-up solution awaited
Land OS 7080 part Vale Lane, Queen Camel		19/02021/FUL								0	Planning permission pending consideration (1)	Within catchment area – held-up solution awaited
Windsor Farm, Sutton Montis Road, Queen Camel		19/02505/OUT						1		1	Extant planning permission. Approved 24/01/20. Expires 24/01/23. Reserved Matters application will be impacted by phosphates so not recorded in years 1-5.	Within catchment area – held-up solution awaited
Fosters Farm, Fosters Lane South Barrow		18/03236/FUL		3						3	Extant planning permission. Approved 01/05/19. Expires 01/05/22. (3) Site visit 2021 - site cleared. Commencement notice 19/03/20.	
Land OS 1394, Sparkford Road, South Barrow		17/03158/OUT; 19/00796/REM	1							1	REM application (19/00796/REM) Extant planning permission. Approved 07/01/20. Expires 07/01/20. Site visit 2021 - under construction	Within catchment area – no phosphate mitigation required
Land at Church Farm, Fosters Lane, South Barrow		17/03669/OUT						1		1	Extant planning permission. Approved 19/10/17. Expires 19/10/20. Permission automatically extended to 1st May 2021. Reserved Matters application 20/02389/REM pending. Reserved Matters application will be impacted by phosphates so not recorded in years 1-5.	Within catchment area – held-up solution awaited
Land South of 1 Sparkford Road, South Barrow		18/00105/OUT						3		3	Extant planning permission. Approved 08/03/18. Expires 08/03/21. Reserved Matters application 20/03068/REM pending. Reserved Matters application will be impacted by phosphates so not recorded in years 1-5.	Within catchment area – held-up solution awaited
Land OS 1712 North of Barn Croft, Sparkford Road, South Barrow		19/03069/OUT						2		2	Extant planning permission. Approved 03/02/20. Expires 03/02/23. (2) Reserved Matters application 20/02493/REM pending. Reserved Matters application will be impacted by phosphates so not recorded in years 1-5.	Within catchment area – held-up solution awaited
Land adj to the Church, Byres, Sparkford Road, South Barrow		20/00327/FUL		1							Extant planning permission. Approved 17/09/20. Expires 17/09/23. Site visit 2021 - not started. Commencement notice 22/03/21.	Within catchment area – no phosphate mitigation required
Dairy Farm, Compton Road, South Cadbury		12/01906/FUL								0	Extant planning permission. Approved 10/08/12. Commenced. Still under construction - long term extant permission uncertainty over delivery so recorded as 0.	Within catchment area – no phosphate mitigation required
Land South of Dairy Farm, Compton Road, South Cadbury		20/03212/FUL		1						1	Planning permission granted for 1 dwelling 05/05/2021. Expires 05/05/2024 Not started	Within catchment area – no phosphate mitigation required
Land at Castle Lane, South Cadbury		13/02256/FUL								0	Extant planning permission. Approved 21/03/14. Commenced - long term extant permission uncertainty over delivery so recorded as 0.	Within catchment area – no phosphate mitigation required
Land adjoining Chapel Road, South Cadbury		16/05518/FUL	1							1	Extant Planning permission. Approved 08/09/17. Commenced. (6) Advised 1 under construction; 5 complete.	Within catchment area – no phosphate mitigation required
Home Farm (Building 2), Sutton Montis		18/01271/FUL		1						1	Extant planning permission. Approved 25/10/18. Expires 25/10/21 Site visit 2021 - not started. Conditions discharged 19/12/20.	Within catchment area – no phosphate mitigation required
Land at Long Hazel Farm, High Street, Sparkford (Plot 2)		14/05052/FUL	2	1						3	Application approved on appeal 23/11/15. 11 dwellings. Site visit 2021 - 8 complete, 2 under construction and 1 not started.	Within catchment area – no phosphate mitigation required
Land adj. Barlely Cottage, High Street, Sparkford	E/SPAR/0005	17/02213/FUL; 20/02086/FUL		1						1	Extant planning permission. Approved 21/06/17. Expires 21/06/20 Unimplemented planning permissions with time limits for implementation which passed between 23 March 2020 and 19 August 2020 are restored and the time limit extended to 1 May 2021, subject to Additional Environmental Approval being granted. Site visit - Not started. Further Full permission (20/02086/FUL) granted 23/04/2021. Expires 23/04/24	Within catchment area – no phosphate mitigation required
Land at Long Hazel Farm, High Street, Sparkford (Plot 2)		17/02045/FUL	5							5	Extant planning permission. Approved 01/06/18. Adjoins 17/02044/FUL. (29) Building Control 13 Completions 2020-2021. Remaining to be delivered.	Within catchment area – no phosphate mitigation required

Italics - check whether superseded	HELAA Reference (if applicable)	Planning Application Number	21-22	22-23	23-24	24-25	25-26	26-31	31-36	Total Housing Delivery (Net) 2021-2036	Description / Rationale	Phosphates Status
Land adj. Fletcher Moss, Sparkford Hill Lane, Sparkford		17/04916/OUT						4		4	Extant planning permission. Approved 20/06/18. Expires 20/06/21. Reserved Matters application 21/01615/REM pending. Reserved Matters application will be impacted by phosphates so not recorded in years 1-5.	Within catchment area – held-up solution awaited
Land adj. The Orchard, Cherry Pie Lane, Sparkford (adjoining site)		18/01065/FUL 19/00414/FUL 20/02743/FUL				2				2	Extant planning permission 19/00414/FUL . Approved 18/07/19. Expires 18/07/22. 20/02743/FUL (revised boundary arrangements) approved 07/01/21. Expires 07/01/24. Pre-commencement condition for surface and foul water drainage required - not discharged - therefore held up by phosphates. Not started.	Within catchment area – held-up solution awaited
Land at Cherry Pie Lane, Cherry Pie Lane, Sparkford		18/00810/OUT; 20/00825/REM	36							36	Extant planning permission 18/00810/OUT approved 30/05/19. Reserved Matters 20/00825/REM approved 26/10/20.(36) Site visit 2021 - 4 under construction. 32 not started. 2021 Large Site Survey - developer confirmed all 36 will be delivered in 21/22.	Within catchment area – no phosphate mitigation required
Land at South West of Brooklands House, Brains Lane Sparkford		18/02227/OUT						2		2	Extant planning permission. Approved 03/12/18. Expires 03/12/21. (2) Reserved Matters application will be impacted by phosphates so not recorded in years 1-5.	Within catchment area – held-up solution awaited
Middle Farm, Weston Brampfyld Road, Sparkford		18/02489/FUL	1							1	Extant planning permission. Approved 04/02/19. Expires 04/02/22. Site visit 2021 - under construction	Within catchment area – no phosphate mitigation required
Land adj Fletcher Moss, Sparkford Hall Lane, Sparkford		18/03536/OUT						2		2	Extant planning permission. Approved 27/02/19. Expires 27/02/22. Reserved Matters application will be impacted by phosphates so not recorded in years 1-5.	Within catchment area – no phosphate mitigation required
Land South of Brooklands, Brains Lane, Sparkford		19/02803/FUL	2							2	Extant planning permission. Approved 04/02/20. Expires 04/02/23. (3) Site visit - 1 complete, 2 under construction	Within catchment area – no phosphate mitigation required
Land adjoining, The Entrance Lodge, High Street, Sparkford		19/03006/FUL								0	Planning Application Pending Consideration (1)	Within catchment area – held-up solution awaited
Land at Long Hazel Farm, High Street, Sparkford		19/02373/OUT								0	Planning Application Pending Consideration (6)	Within catchment area – held-up solution awaited
Land rear of Sparkford Inn, High Street, Sparkford		19/01123/FUL								0	Planning permission pending consideration (8)	Within catchment area – held-up solution awaited
Land Os 0078 Part, Shaftesbury Lane, Stoke Trister		16/00334/FUL								0	Extant planning permission. Approved 08/09/16. Expires 08/09/19. Commencement notice 12/09/19. Site - visit 2021 - no visible signs of construction - unclear if technical start made or not so recorded as 0.	Outside of the catchment area
Land at Hook Farm OS 2300, Shaftesbury Lane, Stoke Trister		19/00910/PAMB		1						1	Extant planning permission. Approved 23/05/19. Completion due by 23/05/22. Site visit 2021 - not started.	Outside of the catchment area
Highcroft, Bayford Lane, Stoke Trister		20/00638/FUL								0	Planning Application Pending Consideration (1)	Outside of the catchment area
Land at Church Farm Stoke Trister		19/00258/OUT				2				2	Extant planning permission. Approved 19/11/19. Expires 19/11/22. (2) New application 21/01330/FUL pending. Outside of Phosphates Catchment Area. Not a major application so reasonable expectation that site will be delivered within 5 years.	Outside of the catchment area
Land at Sycamore Barn, Stoke Trister		18/01991/FUL		1						1	Extant planning permission. Approved 10/09/19. Expires 10/09/22. Not started- advised by applicant.	Outside of the catchment area
Land Rear of 2 Cambria Villas , Devenish Lane , Bayford		19/01778/FUL		1						1	Extant planning permission. Approved 13/01/20. Expires 13/01/23. Site visit 2021 - under construction. Early stages footings in.	Outside of the catchment area

Italics - check whether superseded	HELAA Reference (if applicable)	Planning Application Number	21-22	22-23	23-24	24-25	25-26	26-31	31-36	Total Housing Delivery (Net) 2021-2036	Description / Rationale	Phosphates Status
Land At South Street, West Camel		15/00600/OUT (11) (Full for Plot 1); 16/00154/REM (Plot 6); 17/00176/REM (Plot 10); 18/02697/REM (Plots 4 & 5); 16/00269/REM (Plot 2); 19/02166/OUT (Plots 8,9 &11); 17/02435/REM (Plot 3); 18/04018/REM (Plot 7) 18/2697/REM (plots 4 and 5)			2			3		5	Extant outline planning permission for up to 11 dwellings. Plot 1 details approved at outline stage. Approved 22/12/15. 20/01552/S73 Submitted to relocate Plot 1 - approved 13/11/20. Begin by 22/12/20 or before expiration of 2 years from date of approval of last Reserved Matters. Plots 1, 2, 3, 6, 7 and 10 all recorded as complete.. Remaining REM Approvals 21/07/2017 and 25/10/18. Outline Approval for Plots 8,9 and 11 granted 10/01/2020. Site visit 2021 -. Plots 4 and 5 not started. Site within Phosphates Catchment Area so Reserved Matters for plots 8,9 and 11 will be impacted so not recorded in years 1-5.	
Parsons Pightle, Back Street, West Camel		18/01148/FUL	1							1	Extant planning permission. Approved 09/08/18. Expires 09/08/21. Site visit 2021 - under construction. Commencement notice 26/04/21.	Within catchment area – no phosphate mitigation required
The Hollies Plowage Lane, West Camel		19/01848/FUL			1					1	Extant planning permission. Approved 25/06/20. Expires 25/06/23. Site visit 2021 - not started. Conditions discharged 05/08/20	Within catchment area – no phosphate mitigation required
Land at South Street, West Camel		19/02166/OUT								0	Planning permission pending consideration (3)	Within catchment area – held-up solution awaited
Sunnydene Farm, Keep Street, West Camel		20/01206/FUL								0	Planning Application Pending Consideration (6)	Within catchment area – held-up solution awaited
Yarlington Mill Farm, Stoke Lane, Yarlington		19/00722/PAMB		2						2	Extant planning permission. Approved 07/06/19. Completion due by 07/06/22. (2) Site visit 2021 - not started.	Within catchment area – no phosphate mitigation required
Land adj The Florins, Bineham Lane, Yeovilton		19/00454/OUT						2		2	Extant planning permission. Approved 15/01/20. Expires 15/01/23. (2) Reserved Matters application will be impacted by phosphates so not recorded in years 1-5.	Within catchment area – held-up solution awaited
Land adj Pilgrims, Weir Lane, Yeovilton		19/01996/OUT						1		1	Extant planning permission. Approved 13/12/19. Expires 13/09/22. Reserved Matters application will be impacted by phosphates so not recorded in years 1-5.	Within catchment area – held-up solution awaited
REST OF DISTRICT (NORTH)												
Land at Church View Close, Aller, Langport		18/00768/REM		1						1	Extant planning permission. Approved 23/05/18. (16/04605/OUT) Commenced. 1 Complete , 1 not Started.	Within catchment area – no phosphate mitigation required
Land adj to Barton Court Farm, Martock Lane , Ash		19/02632/PAMB 20/01207/FUL	1							1	Extant planning permission. Approved 09/01/20. Completion due by 09/01/23 (PAMB). Superseded by full application. Site visit 2021 - under construction and well advanced.	Within catchment area – no phosphate mitigation required
Land adjoining Barton Court Farm, Martock Lane, Ash		19/03160/REM	1							1	Extant planning permission. Approved 05/02/20. Expires 05/02/23. Site visit 2021 - under construction	Within catchment area – no phosphate mitigation required
Barn at Foldhill Lane, Martock		19/01441/PAMB		1						1	Extant planning permission. Approved 30/09/19. Completion by 30/09/22. Site visit 2021 - not started.	Within catchment area – no phosphate mitigation required
Land East of 23 Highfields, Main Street, Barrington		19/03510/FUL			3					3	Extant planning permission approved 01/06/20. Expires 01/06/23. (3) Site visit 2021 - not started	Within catchment area – no phosphate mitigation required
Land OS 4400, Highfields, Main Street, Barrington		20/00287/OUT						6		6	Extant permission. Outline consent granted for 6 dwellings 01/06/2020. Expires 01/06/2023. S73 application 21/01977/S73 to vary condition 3 (approved plans) pending as at June 2021.Reserved Matters application will be impacted by phosphates so not recorded in years 1-5.	Within catchment area – held-up solution awaited
Land OS 6624, Opp Village Hall, Barrington	N/BARR/0003/									0	Suitable, available and developable for 10 dwellings.	
Land OS 2200, Chilthorne Hill, Chilthorne Domer		13/03084/FUL								0	Extant planning permission. Approved 22/10/13. Commenced. Long term non-delivery so recorded as 0.	Within catchment area – no phosphate mitigation required
Land off Skillgate Lane, Chiselborough		19/02709/OUT						2		2	Extant planning permission. Approved 04/03/20. Expires 04/03/23. (2) Reserved Matters application will be impacted by phosphates so not recorded in years 1-5.	Within catchment area – held-up solution awaited
Land south of Strapp Cottage, Skillgate Lane, Chiselborough		19/02706/FUL			1					1	Extant planning permission. Approved 04/05/20. Expires 04/05/23. Not started.	Within catchment area – no phosphate mitigation required
Manor Farm, Littleton Road, Compton Dundon		06/01456/FUL								0	Extant planning permission. Approved 10/07/06. Commenced - long term extant permission unlikely to be delivered so recorded as 0.	Within catchment area – no phosphate mitigation required

Italics - check whether superseded	HELAA Reference (if applicable)	Planning Application Number	21-22	22-23	23-24	24-25	25-26	26-31	31-36	Total Housing Delivery (Net) 2021-2036	Description / Rationale	Phosphates Status
Land OS 8335 northeast of Robins Way Compton Dundon		16/03045/FUL	10	11						21	Extant planning permission. Approved 31/03/17. Commenced. Overall site for 26. Application 21/02025/S73A - 26 dwellings (5 Long term complete, 21 Not Started)	Within catchment area – no phosphate mitigation required
Hayes Farm, Hayes Road, Compton Dundon		15/02220/FUL			2					2	Extant planning permission. Approved 22/07/16. Site visit 2021 - 2 under construction half way built. Later in trajectory due to long term permission.	Within catchment area – no phosphate mitigation required
Land East Of 9 Ham Lane, Compton Dundon		18/01386/REM		2						2	Extant planning permission. Approved 08/01/19. (2). Notice of Commencement. Site visit 2021 - 2 under construction.	Within catchment area – no phosphate mitigation required
Land At Junction Of Behind Town, Touch Lane, Compton Dundon		16/04723/FUL	1							1	Extant planning permission. Approved 23/03/17. Commenced. Site visit 2021 - under construction.	Within catchment area – no phosphate mitigation required
Upper Hayes Farm, Hayes Lane, Compton Dundon		17/01148/FUL		1						1	Extant planning permission. Approved 09/05/17. Commencement notice.	Within catchment area – no phosphate mitigation required
Land at Peak Lane, Compton Dundon		20/00034/FUL		1						1	Extant planning permission. Approved 11/03/20. Expires 11/03/23. Commencement notice.	Within catchment area – no phosphate mitigation required
Land to the West of Old Home Farm, Compton Dundon		19/02910/FUL			1					1	Extant planning permission. Approved 06/04/20. Expires 06/04/23. Not started.	Within catchment area – no phosphate mitigation required
Barn at Land OS 5974, Worely Lane, Littleton, Somerton		17/02801/FUL		1						1	Extant planning permission. Approved 05/09/17. Expires 05/09/20 Commencement Notice on file. 23/07/2018	Within catchment area – no phosphate mitigation required
Decoy Farm, Peak Lane, Compton Dundon		17/03501/FUL	3	1						4	Extant planning permission. Approved 03/01/18. Expires 03/01/21 (4) Site visit 2021- works well underway on 3 properties. Surface water condition not discharged as yet.	Within catchment area – no phosphate mitigation required
Land Rear Of Maismore, Compton Street, Compton Dundon		17/03891/FUL 20/01406/FUL		1						1	Extant planning permission. Original permission superseded by 20/01406/FUL granted 19/06/2020. Expires 19/06/2023- 2021 Database - under construction	Within catchment area – no phosphate mitigation required
Land at Behind Town, Castlebrook, Compton Dundon		18/01294/FUL		1						1	Extant planning permission. Approved 10/08/18. Expires 10/08/21. Under construction.	Within catchment area – no phosphate mitigation required
Mullions, Compton Street, Compton Dundon,		18/03311/FUL	1							1	Extant planning permission. Approved 02/05/19. Sit visit 2021- under construction. Commencement Notice 2021.	Within catchment area – no phosphate mitigation required
Land adj Albacore Villa, Hayes Road, Compton Dundon		20/00580/REM 18/03325/OUT			2					2	Extant planning permission. Approved 25/02/19. Expires 25/02/22. REM approved 16/04/20. (2) 21/02025/S73A (Expires - 23/08/2024)- 2 Not Started	Within catchment area – no phosphate mitigation required
New Church Farm, School Lane, Compton Dundon		19/01966/FUL		2						2	Extant planning permission. Approved 18/09/19. (2) Site visit 2021- under construction.	Within catchment area – no phosphate mitigation required
Land OS 9258, Castlebrook, Compton Dundon		19/02148/OUT						5		5	Extant planning permission. Approved 11/03/20. Expires 11/03/23. Reserved Matters application will be impacted by phosphates so not recorded in years 1-5.	Within catchment area – held-up solution awaited
Land at the Old Farmyard, Behind Town, Compton Dundon		19/02482/OUT						2		2	Extant planning permission. Approved 01/11/19. Expires 01/11/22. Reserved Matters application will be impacted by phosphates so not recorded in years 1-5.	Within catchment area – held-up solution awaited
land adjacent to Stockelm, Street Road, Compton Dundon		20/00597/OUT						9		9	Extant permission. Outline consent granted for 9 dwellings 22/06/2020. Expires 22/06/2023. Reserved Matters application will be impacted by phosphates so not recorded in years 1-5.	Within catchment area – held-up solution awaited
South Barn, Peak Lane, Compton Dundon		20/00840/FUL								0	Planning Application Pending Consideration (1)	Within catchment area – held-up solution awaited
Middle Farm, Peak Lane, Compton Dundon		20/00842/FUL								0	Planning Application Pending Consideration (1)	Within catchment area – held-up solution awaited
Ivythorn Manor Farm, Street Road, Compton Dundon		20/01195/FUL								0	Planning Application Pending Consideration (4)	Within catchment area – held-up solution awaited

Italics - check whether superseded	HELAA Reference (if applicable)	Planning Application Number	21-22	22-23	23-24	24-25	25-26	26-31	31-36	Total Housing Delivery (Net) 2021-2036	Description / Rationale	Phosphates Status
The Old Forge, Silver Street, Curry Mallet		18/02144/OUT						3		3	Extant planning permission. Approved 19/10/19. Expires 19/10/22. S73 application 19/03263/S73 application - condition 6 (access plan) Approved 06/05/20. Reserved Matters application will be impacted by phosphates so not recorded in years 1-5.	Within catchment area – held-up solution awaited
Fairhome, High Street Curry Mallet		19/01752/FUL	1							1	Extant planning permission. Approved 27/01/20. Expires 27/01/23. Site visit 2021 - under construction well underway.	Within catchment area – no phosphate mitigation required
Osmond Bros, Water Street, Curry Rivel		04/01536/FUL						0		0	Extant planning permission. Approved 07/07/04. Commenced - long term extant permission unlikely to be delivered so recorded as 0.	Within catchment area – no phosphate mitigation required
Land adj. to Breach Cottage, Currywoods Way, Curry Rivel		13/02721/FUL						1		1	Extant planning permission. Approved 04/09/13. Commenced - long term extant permission unlikely to be delivered within 5 years.	Within catchment area – no phosphate mitigation required
Home Town, Wilton, Curry Rivel		18/02301/FUL	1							1	Extant planning permission. Approved 19/10/18. Under construction.	Within catchment area – no phosphate mitigation required
Former Environment Agency, Back Lane, Curry Rivel		17/02265/OUT 18/02165/REM		1						1	Reserved Matters extant planning permission approved 13/03/19. New Application - 21/01748/S73A (expires 20/07/2024) Under Construction	Within catchment area – no phosphate mitigation required
Red Hill Farm, Red Hill, Curry Rivel		18/00414/REM	1							1	Extant planning permission. Approved 24/04/18. Site visit 2021 - under construction - well underway.	Within catchment area – no phosphate mitigation required
King William Inn, Langport Road, Curry Rivel		17/00918/OUT						1		1	Extant planning permission approved 05/10/18. Expires 05/10/21. Reserved Matters 20/01703/REM pending. Reserved Matters application will be impacted by phosphates so not recorded in years 1-5.	Within catchment area – held-up solution awaited
Maurutania House, Hillside Close, Curry Rivel		18/03728/OUT						1		1	Extant planning permission. Approved 26/04/19. Expires 26/04/22. Reserved Matters application will be impacted by phosphates so not recorded in years 1-5.	Within catchment area – held-up solution awaited
Land rear of 1-3 Westover, Langport,		19/00399/FUL	1							1	Extant planning permission. Approved 31/05/19. Expires 31/05/22. (2) Building Control - 1 complete 2020-2021. 1 under construction.	Within catchment area – no phosphate mitigation required
Land adjoining Damery House, Westover		19/03286/OUT								0	Planning Application Pending Consideration (2) Phosphates Condition A/D - not commenced. considerable works next door on neighbouring site.	Within catchment area – held-up solution awaited
Land North of Stanchester Way, Curry Rivel	N/CURI/0003/	18/01748/FUL						27		27	Extant planning permission Approved 28/07/2020; expires 28/07/2023. Site visit 2021 - not started. Notice of Commencement but nothing else to advise of work started. Section 73 application (21/02452/S73) relating to surface and foul water drainage - awaiting decision.	Within catchment area – held-up solution awaited
land OS 1861, Portfield, Curry Rivel		19/03005/OUT						8		8	Extant permission. Outline consent granted for 8 dwellings. 14/05/2020. Expires 14/05/2023. Reserved Matters application will be impacted by phosphates so not recorded in years 1-5.	Within catchment area – held-up solution awaited
Land Rear Of Warwick House, Wiltown, Curry Rivel		20/01325/FUL								0	Planning Application Pending Consideration (5)	Within catchment area – held-up solution awaited
Land at Westfield Lane, Curry Rivel		19/00159/FUL								0	Planning permission pending consideration (1)	Within catchment area – held-up solution awaited
Land at Maple Road	N/CURI/0003/	18/01748/FUL								0	Considered Suitable, available and developable for a total of 72 dwellings under 14/03154/FUL. Planning permission approved for 27 dwellings under 18/01748/FUL (see above) Remaining area equates to 15 dwellings.	
Land Opp. Old Manse, Fivehead		16/05371/OUT; 21/00268/FUL				2	2			4	Extant planning permission. Approved 02/08/17. Full planning permission 21/00268/FUL approved 15/06/21. Expires 15/06/24. (4) Site visit 2021 - not started	Within catchment area – no phosphate mitigation required
Glendale Butchers Hill, Fivehead		18/01855/FUL		2						2	Extant planning permission. Approved 11/01/19. Expires 11/01/22. Not started. S73 application approved in July stated not started.	Within catchment area – no phosphate mitigation required
16 Millers Orchard, Fivehead		19/01067/FUL				1				1	Extant planning permission. Approved 19/08/19. Expires 19/08/22. Site visit 2021 - under construction. Unlikely to proceed in near future.	Within catchment area – no phosphate mitigation required
Land to the north of Ganges Close, Fivehead		19/02717/FUL		2						2	Extant planning permission. Approved 04/12/19. Expires 04/12/22. Pre-commencement conditions discharged. Site visit 2021 - not started.	Within catchment area – no phosphate mitigation required
Land OS 6790, Lower Swell, Fivehead		19/01900/FUL	1							1	Extant planning permission. Approved 07/04/20. Expires 07/04/23. Site visit 2021 - under construction	Within catchment area – no phosphate mitigation required
Windy Ridge, Butchers Hill, Fivehead		15/01486/FUL						1		1	Extant planning permission. Appeal Approved 25/04/16; S106 07/06/2016 Expires 25/04/19. Commenced. Not recorded as complete. Long term application delivery uncertain so outside of years 1-5.	Within catchment area – no phosphate mitigation required

Italics - check whether superseded	HELAA Reference (if applicable)	Planning Application Number	21-22	22-23	23-24	24-25	25-26	26-31	31-36	Total Housing Delivery (Net) 2021-2036	Description / Rationale	Phosphates Status
Lower Listock Farm, Fivehead		20/03586/PAMB			1					1	Conversion of barn to one dwelling approved 19/02/2021. Completion by 19/02/2024. Informative states that development must not be commenced until the developer has received written approval from the Local Planning Authority under regulation 77 of the Habitat Regs. Site visit 2021 - not started. Planning application 21/01614/FUL - pending.	Within catchment area – held-up solution awaited
White Cottage, Langport Road, Fivehead		20/00716/OUT								0	Planning Application Pending Consideration (1)	Within catchment area – held-up solution awaited
Land Adjacent to Brick House, East Street, Drayton		15/01761/FUL						1		1	Extant planning permission. Approved 29/07/15. Commenced. Not recorded as complete. Long term non-delivery so not included in years 1-5.	Within catchment area – no phosphate mitigation required
Drayton Nurseries, School Street, Drayton		19/01437/FUL	1	3	2					6	Extant planning permission approved 01/04/2020 Expires 01/04/2023. (6) Site visit 2021 - 1 under construction. 5 not started.	Within catchment area – no phosphate mitigation required
Land Adjacent Burgum Westport		18/02149/FUL	1							1	Extant planning permission. Approved 30/10/18. Expires 30/10/21. Site visit 2021 - under construction	Within catchment area – no phosphate mitigation required
Goosemead Cottage, Westport,		19/00887/FUL				1				1	Extant planning permission. Approved 20/11/19. Expires 20/11/22. Pre-commencement condition relating to foul and surface water drainage - not discharged. Site visit 2021 - not started	Within catchment area – held-up solution awaited
Land adjoining Church, Hambridge		16/03780/FUL						1		1	Notice of Commencement. Commenced but long term non-delivery so not included in years 1-5.	Within catchment area – no phosphate mitigation required
Old Chapel, Hambridge, Langport		19/03508/FUL								0	Planning Application Pending Consideration (1)	Within catchment area – held-up solution awaited
Garden and Orchard to the Cottage, Westport		20/00391/FUL								0	Planning Application pending Consideration (1)	Within catchment area – held-up solution awaited
Land And Buildings to the North East of Valley Farm, Westport, Langport		19/01794/FUL								0	Planning permission pending consideration (1)	Within catchment area – held-up solution awaited
Fountain Farm, The Fountain, High Ham		16/00922/FUL		1						1	Extant planning permission. Approved 15/07/16. Commenced. 1 complete, 1 not started.	Within catchment area – no phosphate mitigation required
Land Adj. to Fouracres, Picts Hill, High Ham		16/03673/OUT; 19/03379/REM		2	2					4	Extant planning permission. Approved 30/06/17. Expires 30/06/20. Reserved Matters Approved 14/05/2020. (4) Site visit 2021 - not started	Within catchment area – no phosphate mitigation required
Land north of Long Street House, Long Street, High Ham		19/02843/FUL		1						1	Extant planning permission. Approved 12/03/20. Under construction.	Within catchment area – no phosphate mitigation required
Land OS 6155 Part Picts Hill, Langport		17/01629/FUL		1						1	Extant planning permission. Approved 16/06/17. Commenced. Not recorded as complete. Under construction	Within catchment area – no phosphate mitigation required
Long Street Farm, Long Street, High Ham		20/01027/FUL								0	Planning Application Pending Consideration (1)	Within catchment area – held-up solution awaited
Land South of the Firs, Stout Road, High Ham		18/03081/FUL		1						1	Extant planning permission. Approved 11/04/19. Expires 11/04/22. Site visit 2021- under construction- access created	Within catchment area – no phosphate mitigation required
Land between Teddy Bear Cottage and Lyncot, Hamdown Court, Picts Hill		19/00119/OUT						1		1	Extant planning permission. Approved 13/03/19. Expires 13/03/22. Reserved Matters 20/02149/REM pending. Reserved Matters application will be impacted by phosphates so not recorded in years 1-5.	Within catchment area – held-up solution awaited
Land adj Graymans, Lower Street, High Ham		19/01011/OUT								0	Planning permission pending consideration (1)	Within catchment area – held-up solution awaited
Leafy Brook Farm, Picts Hill, Langport		18/04075/FUL	2							2	Extant planning permission. Approved 22/11/19. (4) Site visit 2021 - 2 complete, 2 under construction	
Vacant Workshop At Former Atkins Garage, Level View, Pibsbury		19/03415/FUL		1						1	Extant planning permission. Approved 17/02/20. Site visit 2021 - access created - work commenced.	Within catchment area – no phosphate mitigation required
Land adjacent Thimble Hall, Ilton Road, Isle Abbotts		19/03254/OUT						2		2	Extant planning permission. Approved 02/04/20. Expires 01/04/23. Reserved Matters application will be impacted by phosphates so not recorded in years 1-5.	Within catchment area – held-up solution awaited
Green Acre, Rod Lane, Ilton		12/02230/FUL						12		12	Extant planning permission. Approved 26/10/12. (13) 1 under construction. Remainder unlikely to be delivered in the next 5 years due to long term non delivery.	Within catchment area – no phosphate mitigation required
Land Adj 10 Cottage Corner, Main Street, Ilton		18/02422/FUL		2						2	Extant planning permission. Approved 21/12/18. Expires 21/12/21. Site visit 2021 - not started.	Within catchment area – no phosphate mitigation required

Italics - check whether superseded	HELAA Reference (if applicable)	Planning Application Number	21-22	22-23	23-24	24-25	25-26	26-31	31-36	Total Housing Delivery (Net) 2021-2036	Description / Rationale	Phosphates Status
Drakes Farm, Church Road, Ilton		18/03961/FUL	2							2	Extant planning permission. Approved 10/05/19. Expires 10/05/22. (2) Site visit 2021 - under construction	Within catchment area – no phosphate mitigation required
Land Os 3875 Part, St Peters Close, Ilton		19/03505/FUL								0	Planning Application Pending Consideration (15)	Within catchment area – held-up solution awaited
Manor Farm, Manor Road, Isle Abbotts		19/01917/FUL		2						2	Extant planning permission. Approved 09/03/20. Expires 09/03/23. Site visit 2021 - not started.	Within catchment area – no phosphate mitigation required
Land adjacent Clevehurst, Isle Brewers		12/00635/FUL								0	Extant planning permission. Approved 06/06/12. Commenced. Long term permission uncertainty over delivery so recorded as 0. 2021 -Certificate of lawfulness determined that development has commenced on site (22/7/13). Site visit 2021 - No activity.	Within catchment area – no phosphate mitigation required
Land OS 0017 Part, Isle Brewers		17/01207/FUL	1							1	Extant planning permission. Approved 01/08/17. Expires 01/08/20. Site visit 2021 - under construction	Within catchment area – no phosphate mitigation required
Kingsdon Manor School, Kingsdon		12/03098/FUL		3	4					7	Extant planning permission. Approved 25/04/14. (5 conversion, 11 new dwellings 16 net gain total) 9 Complete. Remaining 7 under construction. 7 (5 dwellings - conversion from school, 2 new builds) NS - Site Under construction	Within catchment area – no phosphate mitigation required
Land adjacent Keepers Cottage, Pitts Lane, Kingsdon		20/01593/FUL			2					2	Extant planning permission. Approved 18/09/20. Expires 18/09/23. (2) Not started.	Within catchment area – no phosphate mitigation required
Land West of Henley Road and East of Lower Road, Kingsdon		19/02888/OUT								0	Planning permission pending consideration (28)	Within catchment area – held-up solution awaited
Land Adjacent Woodview, Thorney Road, Kingsbury Episcopi		04/02037/FUL								0	Extant planning permission. Approved 31/08/04. Commenced work started. Not recorded as complete. Long term non-delivery so recorded as 0.	Within catchment area – no phosphate mitigation required
Land To The Rear Of Deancroft And Tremara, Church Street, Kingsbury Episcopi		20/00664/FUL			2					2	Extant planning permission. Full permission granted 03/06/2020. Expires 03/06/23. Site visit 2021 - not started.	Within catchment area – no phosphate mitigation required
Monkswood, Thorney, Langport		19/01377/FUL		1						1	Extant planning permission. Approved 06/12/19. Expires 06/12/22. Site visit 2021 - not started.	Within catchment area – no phosphate mitigation required
Lower Farm, Lambrook Road, West Lambrook, South Petherton		15/05688/FUL			2	2				4	Extant planning permission. Approved 05/07/16. expires 05/07/19. 1 dwelling commenced Not recorded as complete. Site visit 2021 - no on-going works. Discharge of conditions applications being considered (phasing plan).	Within catchment area – no phosphate mitigation required
Greenway Farm, West Lane, West Lambrook		16/02802/FUL			1					1	Extant planning permission. Approved 15/08/16. Commenced. Conditions discharged. Not recorded as complete. Site visit 2021 - no on-going works.	Within catchment area – no phosphate mitigation required
Adjoining Willowleaze, West End Lane, Kingsbury Episcopi		91/01376/FUL								0	Extant planning permission. Approved 01/05/91. Commenced. Long term extant permission unlikely to be delivered recorded as 0.	Within catchment area – no phosphate mitigation required
Land Rear of 6 Stembridge,		18/02870/FUL		1						1	Extant planning permission. Approved 29/11/18. Expires 29/11/21. Site visit 2021 - not started.	Within catchment area – no phosphate mitigation required
Four Winds Cider Farm, Owl Street, East Lambrook		18/03826/PAMB	1							1	Extant planning permission. Approved 10/01/19. Completion due by 10/01/22. Site visit 2021 - not started.	Within catchment area – no phosphate mitigation required
Land adj Sunrise, Stembridge		19/00022/FUL			1					1	Extant planning permission. Approved 24/05/19. Expires 24/05/22. Not started.	Within catchment area – no phosphate mitigation required
Land South Of the Country Cottage, West Lambrook		19/01551/FUL		2	2					4	Extant planning permission. Approved 23/10/19 Expires 23/10/22. (4) Site visit 2021 - not started.	Within catchment area – no phosphate mitigation required
Moorside, Thorney		19/01398/FUL		1						1	Extant planning permission. One dwelling approved 06/01/2021. Expires 06/01/2024 Not started.	Within catchment area – no phosphate mitigation required
Moorside, Thorney		19/03453/COL		1						1	Certificate of lawfulness for one dwelling issued 02/07/2020. Site visit 2021 - not started	Within catchment area – no phosphate mitigation required
Barn North of Thorney House, Thorney		19/02136/FUL								0	Planning permission pending consideration (1)	Within catchment area – held-up solution awaited
La Lade, Long Load		19/01690/FUL	2							2	Extant planning permission. Approved 26/09/19. Expires 26/09/22. (revised application 08/01151/FUL). (2) Site visit 2021 - under construction.	Within catchment area – no phosphate mitigation required

Italics - check whether superseded	HELAA Reference (if applicable)	Planning Application Number	21-22	22-23	23-24	24-25	25-26	26-31	31-36	Total Housing Delivery (Net) 2021-2036	Description / Rationale	Phosphates Status
Mill House, Merriott		19/00914/FUL	1							1	Extant planning permission. Approved 09/07/19. Expires 09/07/22. Site visit 2021 - under construction	Within catchment area – no phosphate mitigation required
Sunnyside Farm, Lopen		19/01659/PAMB		1						1	Extant planning permission. Approved 15/08/19. Completion due by 15/08/22. Site visit 2021- not started.	Within catchment area – no phosphate mitigation required
Builders yard and Store, School Lane, Lopen		19/03098/FUL		2						2	Extant planning permission. Approved 03/03/20. Expires 03/03/23. Pre-commencement condition required for foul and surface water drainage details - will be held up due to phosphates. 2021 - Not Started	Within catchment area – held-up solution awaited
Mill Lane, Lopen	N/LOPE/0001									0	Suitable, available and developable for 48 dwellings. Local Plan Review Omission site. Not taken forward in Preferred Options.	
Kitchen Lane, Lopen	N/LOPE/0008									0	Suitable, available and developable for 17 dwellings.	
Martock Road, Long Sutton	N/LOSU/003									0	Suitable, available and developable for 43 dwellings. Local Plan Review Omission site. Not taken forward in Preferred Options.	
Land OS 9687 Martock Road, Long Sutton		19/00016/FUL				1				1	Extant planning permission. Approved 03/09/19. Expires 03/09/22. Details of foul drainage need to be submitted before installation. Site visit 2021 - not started.	Within catchment area – held-up solution awaited
Land south of Bineham City Cottage, Bineham Lane, Long Sutton		19/02283/OUT						1		1	Extant planning permission. Approved 17/10/19 . Expires 17/09/22. Reserved Matters application will be impacted by phosphates so not recorded in years 1-5.	Within catchment area – held-up solution awaited
Barn At The Coach House, West Street, Stapleton		16/02758/FUL	1							1	Extant planning permission. Approved 26/08/16. Expires 26/08/19. S73 Application Approved 27/06/19. Site visit 2021 - under construction - main structure nearly complete.	Within catchment area – no phosphate mitigation required
Land Adjacent Chapel Farm, Upper Pitney Road, Pitney		16/00549/FUL 19/01661/FUL		2						2	Extant planning permission. Approved 02/08/16. Expires 02/08/19. (4) Building Control 1 plot commenced February 2018. Subsequent application approved to amend the design of one dwelling (plot 2) approved 07/02/20; . Expires 07/02/23. Site visit 2021 - 2 plots complete. Discharge of conditions for remainder 04/05/2021	Within catchment area – no phosphate mitigation required
Butterwell Farm, Lower Pitney Road, Pitney		17/01176/FUL	3	2						5	Extant planning permission. Approved 25/04/18. Expires 25/04/21. Site visit 2021 - under construction	Within catchment area – no phosphate mitigation required
Springfield Cottage, Lower Pitney Road, Pitney, Langport		18/00853/OUT						1		1	Extant planning permission. Approved 19/10/18. Expires 19/10/21. Reserved Matters application will be impacted by phosphates so not recorded in years 1-5.	Within catchment area – held-up solution awaited
Land to the south west of Lower Pitney Raod, Pitney		19/02657/OUT 20/00753/REM			1					1	Extant planning permission. Approved 04/12/19. Expires 04/12/22. Reserved Matters approved 10/07/2020 Not Started	Within catchment area – no phosphate mitigation required
Pynes Farmhouse, Lower Pitney Road, Pitney		19/02902/FUL		1						1	Extant planning permission. Approved 06/01/20. Expires 06/01/23. Site visit 2021 - not started.	Within catchment area – no phosphate mitigation required
Land OS 9310, Lower Pitney Road, Pitney		20/00048/FUL	1							1	Extant planning permission. Approved 18/03/20. Expires 18/03/23. Commencement notice 2020.	Within catchment area – no phosphate mitigation required
Land OS 4500, Catscrow Hill, Pitney		21/00759/PAMB			1					1	Permission granted 31/03/2021. To be completed by 31/03/24. Informative states that an application for written approval under regulation 77 of the Habitat Regulations must be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development due to the phosphates issue. Commencement Notice 01/06/2021.	Within catchment area – held-up solution awaited
Land adjoining Portway Cottage, Portway, Langport		19/03449/FUL	1							1	Extant planning permission. Approved 23/03/20. Expires 23/03/23. Site visit 2021 - construction well underway.	Within catchment area – no phosphate mitigation required
Land rear of Duke of York, North Street, Shepton Beauchamp		13/03653/FUL								0	Extant planning permission. Approved 02/12/13. Commenced. Not recorded as complete. 2021 - No change. Long term permission, delivery uncertain so recorded as 0.	Within catchment area – no phosphate mitigation required
St Francis, Silver Street, Shepton Beauchamp		18/02578/FUL		1	1					2	Extant planning permission. Approved 27/06/19. Expires 27/06/22. Replaces 16/03411/FUL. Site visit 2021 - not started.	Within catchment area – no phosphate mitigation required
Land To The North Of Fair View, Lambrook Road, Shepton Beauchamp		16/04981/OUT; 20/00119/REM		1	1					2	Extant planning permission. Approved 10/01/17. Reserved Matters approved 02/04/20. Site visit 2021 - not started.	Within catchment area – no phosphate mitigation required
Land Rear of 3 Aldonvale, Middle Street, Shepton Beauchamp		17/02913/OUT						1		1	Extant planning permission. Approved 05/10/17. Expires 05/10/20. Reserved Matters application will be impacted by phosphates so not recorded in years 1-5.	Within catchment area – held-up solution awaited
Land North Of Hill Farm House, Lambrook Road, Shepton Beauchamp		17/03062/FUL		1						1	Extant planning permission. Approved 29/09/17. (14/03029/OUT) . Site visit 2021 - under construction early stages.	Within catchment area – no phosphate mitigation required

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Italics - check whether superseded	HELAA Reference (if applicable)	Planning Application Number	21-22	22-23	23-24	24-25	25-26	26-31	31-36	Total Housing Delivery (Net) 2021-2036	Description / Rationale	Phosphates Status
9 Whitcross, Barwick		16/05374/FUL						1		1	Extant planning permission. Approved 06/02/17. Expires 06/02/20. Site visit 2021 - under construction. Long term non-delivery so unlikely to be delivered within 5 years.	Within catchment area – no phosphate mitigation required
Land Adjoining Stoford Farm, Silver Street, Stoford		19/02249/OUT						1		1	Extant planning permission. Approved 26/02/20.Expires 26/02/23. Not a Major site. Reserved Matters application will be impacted by phosphates so not recorded in years 1-5.	Within catchment area – held-up solution awaited
Garages, Clifton View, Barwick		19/01000/FUL		1						1	Extant planning permission. Approved 21/08/19. Expires 21/08/22 Site visit 2021 - not started.	Within catchment area – no phosphate mitigation required
Orchid Stud, Ilchester Road, Chilthorne Domer,		16/01397/FUL	1							1	Extant planning permission. Approved 13/06/16. Expires 13/06/19. Site visit 2021 - under construction.	Within catchment area – no phosphate mitigation required
Manor Farm, Closworth		87/1041/FUL						0		0	Extant planning permission. Approved 31/07/87. Site visit 2021- 1 Complete; 6 Not started. Long term extant planning permission. Remaining 6 dwellings unlikely to be delivered so recorded as 0.	Within catchment area – no phosphate mitigation required
3 Garden Road, Brylea, Higher Burton Road, East Coker		19/00618/FUL	1							1	Extant planning permission. Approved 02/07/19. Expires 02/07/22 Site visit 2021 - under construction	Within catchment area – no phosphate mitigation required
Land Off Moor Lane, East Coker		19/01317/FUL					1			1	Extant planning permission. Approved 20/08/19. Expires 20/08/22. 20/03482/COL - Certificate of Lawfulness confirms that lawful start has been made.	Within catchment area – no phosphate mitigation required
Kingspring Lane, East Coker		19/02833/FUL	1							1	Extant planning permission. Approved 17/02/20. Expires 17/02/23. Site visit 2021 - under construction. Well advanced.	Within catchment area – no phosphate mitigation required
Land OS 0020 Tellis Cross, East Coker		18/01536/OUT						3		3	Extant planning permission Approved 18/10/2019. Expires 18/10/2022 - Reserved Matters application will be impacted by phosphates so not recorded in years 1-5.	Within catchment area – no phosphate mitigation required
Rear of 173 West Coker Road		20/01563/FUL			1					1	Extant planning permission. Approved 22/09/20. Expires 22/09/23. Change of use of paddock and erection of dwelling. Site visit 2021 - not started.	Within catchment area – no phosphate mitigation required
Land adj to Long Furlong Lane, East Coker	S/EACO/0025/									0	Suitable, available and developable for 10 dwellings.	
Land adj Finials, Rectory Lane, Hardington Mandeville		18/03130/FUL		1						1	Extant planning permission. Approved 13/12/18. Expires 13/12/21. Site visit 2021 - Not started. Some file correspondence regarding whether a technical start has been made or not. Development Management confirmed not.	Within catchment area – no phosphate mitigation required
Land North of Tall Elms, Broadstone Lane, Hardington Mandeville		18/03891/FUL		1	2					3	Extant planning permission. Approved 06/06/19. Expires 06/06/22. Site visit 2021 - not started. Plots being marketed.	Within catchment area – no phosphate mitigation required
North of Peach Tree Cottage, North Lane, Hardington Mandeville		20/00752/FUL	1							1	Permission granted for 1 dwelling 12/06/2020. Expires 12/06/2023 Site visit 2021 - under construction. Advancing well with activity on site.	Within catchment area – no phosphate mitigation required
The Mandeville Arms, High Street Hardington Mandeville		19/03296/FUL								0	Planning Application Pending Consideration (7)	Within catchment area – held-up solution awaited
The Mandeville Arms, High Street Hardington Mandeville		19/03297/OUT								0	Planning Application Pending Consideration (2)	Within catchment area – held-up solution awaited
Land North Of Tall Elms, Broadstone Lane, Hardington		20/01286/FUL								0	Planning Application Pending Consideration (4)	Within catchment area – held-up solution awaited
Land adj Hillview, Yeovil Marsh, Yeovil Without		18/00116/FUL	2	4	4	2				12	Extant planning permission. Approved 20/06/18. Expires 20/06/21. Park Homes site. Delivery likely to be market led. Site visit 2021 - Commenced with ground works active on site. Plots being marketed on rshill.co.uk web site.	Within catchment area – no phosphate mitigation required
The Castle Inn, High Street, West Coker		16/03683/FUL						3		3	Extant planning permission. Approved 25/11/16. Expires 25/11/19. Site visit 2021 - Commenced. Moved to years 6-10 due to long term non-delivery.	Within catchment area – no phosphate mitigation required
		17/02279/FUL						2		2	Extant planning permission. Approved 09/09/19. Expires 09/09/22. Site visit 2021 - Not started. Commencement expected before permission expires but completion likely to be delayed.	Within catchment area – held-up solution awaited
Barn at Bridewell, West Coker Hill		20/00334/FUL			1					1	Conversion to 1 dwelling approved 15/06/2020. Expires 15/06/2023 Site visit 2021 - not started .	Within catchment area – no phosphate mitigation required
Manor Farm, Street Lane, Higher Odcombe	S/ODCO/1101									0	Site is suitable, available and developable for 7 dwellings.	

Italics - check whether superseded	HELAA Reference (if applicable)	Planning Application Number	21-22	22-23	23-24	24-25	25-26	26-31	31-36	Total Housing Delivery (Net) 2021-2036	Description / Rationale	Phosphates Status
Land at White Post Garage, West Coker Road, Yeovil		17/03394/OUT						1		1	Extant Planning Permission Approved 28/11/2018; Expires 28/11/2021. Reserved Matters 20/02304/REM awaiting decision . Reserved Matters application will be impacted by phosphates so not recorded in years 1-5.	Within catchment area – no phosphate mitigation required
Land at White Post Garage, West Coker Road, Yeovil	S/EACO/0029									0	Site is suitable, available and developable for 9 dwellings. Planning application 17/03394/OUT approved on part of site leaving capacity for 5 dwellings.	
Land adjacent to the Twine Works, East Street, West Coker	S/WECO/0004/									0	Site is suitable, available and developable for 44 dwellings.	
REST OF DISTRICT (WEST)												
Forest Farm,Wood Road Ashill, TA19 9LP		17/01988/FUL						1		1	Extant planning permission approved 28/06/2017 Site visit 2021 - development has commenced but no activity on site. Long term site possibly unlikely to be complete within 5 years.	Within catchment area – no phosphate mitigation required
Stewley Cross Filling Station, Ashill		16/00899/REM	1							1	Extant planning permission. Approved 11/08/17. Expires 11/08/20. Site visit 2021 - 1 complete; 1 under construction. Likely to be completed 21/22	Within catchment area – no phosphate mitigation required
Stewley Cross Orchard, Capland Lane, Ashill		19/00010/PAMB		3						3	Extant planning permission. Approved 27/02/19. Completion due by 27/02/22. Site visit 2021 - not started	Within catchment area – no phosphate mitigation required
Land adj Ashill Village Hall, Ashill, Ilminster		17/04888/OUT						3		3	Extant planning permission. Approved 12/04/18. Expires 12/04/21. Reserved Matters 21/01690/REM submitted and awaiting decision. Reserved Matters application will be impacted by phosphates so not recorded in years 1-5.	<i>Within catchment area – held-up solution awaited</i>
2 Wood Road, Ashill		18/04010/PAPA		1						1	Extant planning permission. Approved 24/04/19. Completion due by 24/04/22. Site visit 2021 - not started.	Within catchment area – held-up solution awaited
Land Os 3727 Part Windmill Hill Lane, Ashill		17/03800/OUT						25		25	Extant planning permission. Approved 19/03/19. Expires 19/03/22 Reserved Matters submitted in December 2020 20/03697/REM - awaiting decision. Reserved Matters application will be impacted by phosphates so not recorded in years 1-5.	Within catchment area – held-up solution awaited
Land West of School Lane, Ashill	W/ASHI/0001	17/04328/OUT						10		10	Extant planning permission. Approved 23/07/19. Expires 23/02/22. Reserved Matters application 20/03697/REM under consideration. Applicant (Summerfield Homes) proposes a Package Treatment Plant & fallow land solution, currently under review with Natural England. Reserved Matters application will be impacted by phosphates so not recorded in years 1-5.	Within catchment area – held-up solution awaited
Orchard Poultry, Cad Lane, Ashill		19/00264/FUL			1					1	Extant planning permission. Approved 11/09/19. Expires 11/09/22. Site visit 2021 - not started. No pre-commencement conditions applied to the decision notice.	Within catchment area – no phosphate mitigation required
The Piggyery, Thickthorn Lane, Ashill		20/03611/PAMB			1					1	Approval issued for conversion to 1 dwelling 15/04/2021. Completion due by 15/04/2024.	Within catchment area – no phosphate mitigation required
Hay Barn, Thickthorn Lane, Ashill		20/03610/PAMB			1					1	Approval issued for conversion to 1 dwelling 15/04/2021. Completion due by 15/04/2024.	Within catchment area – no phosphate mitigation required
Stewley Cross Caravan Park, Wood Road, Ashill		19/03418/FUL								0	Planning Application Pending Consideration (10)	Within catchment area – held-up solution awaited
The Builders Yard, Wood Road, Ashill		19/02812/OUT								0	Planning Application Pending Consideration (2)	Within catchment area – held-up solution awaited
Land adjoining Ashill Village Hall, Ashill		19/02465/OUT								0	Planning Application Pending Consideration (9) Includes site of 17/04888/OUT	Within catchment area – held-up solution awaited
Barn A, Long Grove Farm, Barrington Hill Broadway, TA19 9LW		19/02682/PAMB		1						1	Extant approval 20/11/2019. Completion due by 20/11/22. Site visit 2021 - not started.	Within catchment area – no phosphate mitigation required
Barn B, Long Grove Farm, Broadway		20/00981/FUL			1					1	One dwelling approved 15/06/2020. Site visit 2021 - not started. No pre-commencement conditions applied to the decision notice.	Within catchment area – no phosphate mitigation required
Channings, Hare Lane, Broadway TA19 9LN		16/00396/FUL						1		1	Extant planning permission approved 22/03/2016 - expires 22/03/2019. Site visit 2021 - under construction. Long term permission unlikely to be delivered within the next 5 years.	Within catchment area – no phosphate mitigation required
Land at Hare Farm, Hare Lane, Broadway		11/01020/FUL								0	Extant planning permission. Approved 28/04/11. Recorded as 0 due to long term non-implementation. Site visit 2021 - under construction.	Within catchment area – no phosphate mitigation required

Italics - check whether superseded	HELAA Reference (if applicable)	Planning Application Number	21-22	22-23	23-24	24-25	25-26	26-31	31-36	Total Housing Delivery (Net) 2021-2036	Description / Rationale	Phosphates Status
Land adj West Cottage, Hare Lane, Broadway		18/03661/OUT						1		1	Extant planning permission. Approved 12/12/18. Expires 12/12/21. No reserved matters application submitted. Reserved Matters application will be impacted by phosphates so not recorded in years 1-5.	Within catchment area – held-up solution awaited
Land West of 1 The Lane Broadway Road, Broadway		19/02009/FUL			1					1	Extant planning permission. Approved 24/10/19. Expires 21/10/22. No pre-commencement conditions. Site visit 2021 - not started.	Within catchment area – no phosphate mitigation required
Land rear of Bell Inn, Broadway Road, Broadway		15/04866/OUT; 19/03070/FUL						25		25	Extant outline planning permission approved 19/05/17. Expires 19/05/20. Reserved matters submitted within the extended timetable allowed for submission in relation to COVID. Also undetermined full application on site but with different access Large Site Survey 2021 - Reserved matters application 21/01364/REM will be impacted by phosphates so not recorded in years 1-5.	Within catchment area – held-up solution awaited
Land At Vardens Farm, Broadway Street, Broadway	W/BROA/0007	19/03457/OUT								0	Planning Application Pending Consideration (6)	Within catchment area – held-up solution awaited
Land OS 4538 The Pound, Broadway Road, Broadway, Ilminster		18/01311/OUT								0	Planning permission resolved to approve subject to S.106 not completed therefore will need to address phosphates. (35)	Within catchment area – held-up solution awaited
Land adj Westfields, The Pound, Broadway Road	W/BROA/0004/									0	Site is suitable, available and developable for 12 dwellings. 18/01311/OUT pending for 35 dwellings (resolved to permit subject to signing S106) - see above	
Crossways Farm, Hornsey Lane, Buckland St Mary		13/04120/FUL								0	Extant planning permission. Approved 16/12/13. Expires 16/12/2016 Site visit 2021 -no activity on site. Recorded as 0 due to long term non-implementation.	Within catchment area – no phosphate mitigation required
Site at Mannings Common, Castlemain, Buckland St Mary		17/02437/FUL		1						1	Extant planning permission. Approved 13/07/18. Expires 13/07/21. Site visit 2021 - under construction and activity evident on site.	Within catchment area – no phosphate mitigation required
Oak View Farm, Hare Lane, Buckland St Mary		09/04319/FUL				1				1	Extant permission. permission granted 13/07/2017. Site visit 2021 - under construction. Self-build project - owner considers dwelling will be complete within 5 years.	Within catchment area – no phosphate mitigation required
Hillside. Tower Lane, Buckland St Mary		19/02023/FUL	1							1	Extant permission. One dwelling approved 02/09/2020. Expires 02/09/2023. Site visit 2021 - under construction Likely to be complete by 21-22	Within catchment area – no phosphate mitigation required
Chaffcombe house, Cricket Lane, Chaffcombe, Chard		20/00826/FUL		1						1	Extant permission. One new dwelling and 1 replacement dwelling approved 04/06/2020. expires 04/06/2023. Site visit 2021 - under construction. Site manager advised it will be completed in 2 years.	Within catchment area – no phosphate mitigation required
Bumble Cottage, Nimmer, Chard		20/01561/FUL		1						1	Extant permission. Permission granted for 1 dwelling 20/07/2020. Site visit- under construction and site is active.	Within catchment area – no phosphate mitigation required
Barn 1, Roseleigh OS land 6251, New England, Chard		20/01405/FUL		1						1	Extant permission. Permission granted for 1 dwelling 03/09/2020. Site visit 2021 - under construction.	Within catchment area – no phosphate mitigation required
Middle Barton, Blindmoor Lane, Buckland St Mary		20/01026/FUL								0	Planning application approved with pre-commencement foul drainage condition.	Within catchment area – held-up solution awaited
Land Rear of Smithycroft, Combe St Nicholas		10/01257/FUL						1		1	Extant planning permission. Approved 26/04/11 . Commenced Site visit 2021 - under construction with shell of building and roof erected but appears to have stalled. Long term extant planning permission unlikely to be completed within 5 years.	Within catchment area – no phosphate mitigation required
Ridgeleigh, Chardleigh Green, Wadeford TA20 3AJ		19/02401/FUL			2					2	Extant planning permission. Approved 18/12/19. Expires 18/12/22. Site visit 2021 - not started and site is for sale.	Within catchment area – no phosphate mitigation required
Land Os 7100 Part, Catch Gate Lane, Combe St Nicholas		16/04443/REM				1				1	Extant planning permission. Approved 09/11/16. Expires 09/11/19. Site visit - under construction. Site work and clearance undertaken but no current activity.	Within catchment area – no phosphate mitigation required
Land adj Three Corners, Combe St Nicholas		18/00467/FUL		1						1	Extant planning permission. Approved 24/04/18. Expires 24/04/21. Conditions approved under 20/02945/DOC, commencement notice and self-build forms submitted. Under construction - S73 application 21/01234/S73A - application form states the development started 01.03.21	Within catchment area – no phosphate mitigation required
Pear Tree, Wadeford		18/00746/OUT;						1		1	Extant planning permission. Approved 14/12/18. Expires 14/12/21. Reserved Matters 20/01219/REM awaiting decision. Reserved Matters application will be impacted by phosphates so not recorded in years 1-5.	Within catchment area – held-up solution awaited
New House Farm, Combe Wood Lane, Combe St Nicholas		18/01349/OUT; 19/02321/REM		10						10	Extant planning permission. Approved 05/03/2020. Expires 05/03/23. Discharge of conditions approved 20/02396/DOC 20/05/2021- site likely commence anytime soon. Site visit 2021 - not started. Large Site Survey response 2021 - states construction will start in the spring (2022) and completed during 22/23.	Within catchment area – no phosphate mitigation required

Italics - check whether superseded	HELAA Reference (if applicable)	Planning Application Number	21-22	22-23	23-24	24-25	25-26	26-31	31-36	Total Housing Delivery (Net) 2021-2036	Description / Rationale	Phosphates Status
Batstone Farm, Priddles Lane, Combe St Nicholas		18/03822/FUL	1							1	Extant planning permission. Approved 26/06/19. Expires 26/06/22. Site visit 2021 - under construction. Self-build - likely to be complete 21/22.	Within catchment area – no phosphate mitigation required
Land at Newhouse Farm, Combe St Nicholas	W/CONI/0001/									0	Site is suitable, available and developable for 10 dwellings. See applications 18/01349/OUT and 19/02321/REM above.	Within catchment area – held-up solution awaited
Barn At Meadowbrook Farm , Mill Lane, Cudworth		15/04986/FUL	1							1	Extant planning permission. Approved 11/05/16. Discharge of conditions in 2017 and S73 approved in 2017. Notice of commencement January 2018. Site visit 2021 -under construction.	Within catchment area – no phosphate mitigation required
Knights Farm, New Lane, Cudworth		20/02231/FUL		1						1	Extant planning permission. Permission granted for 1 dwelling 15/01/21. No notice of commencement - no pre-commencement conditions needed to be discharged. Site visit 2021 -not started Expected delivery within 2 years.	Within catchment area – no phosphate mitigation required
Barn at Mill Farm, Mill Lane, Dinnington		18/00421/FUL		1						1	Extant planning permission. Approved 03/09/18. Expires 03/09/21. Site visit 2021 - not started.	Within catchment area – no phosphate mitigation required
Knotts Farm, Brimclose Road, Dinnington		20/01430/FUL			5					5	Extant permission. Permission granted for conversion to 5 dwellings. Discharge of pre-commencement condition for materials still required. Site visit 2021 - currently being marketed as a development opportunity and under offer. Not started.	Within catchment area – no phosphate mitigation required
Dollings Pool Dairy, Donyatt Hill, Donyatt		20/00126/FUL			3	3				6	Extant planning permission. Approved 16/04/20. Expires 16/04/23. Site visit 2021 - not started. Site currently being marketed as a development opportunity.	Within catchment area – no phosphate mitigation required
East Barn, Parshalls Farm, Shave Lane, Donyatt		21/00757/PAMB			1					1	Extant permission. Approval issued for conversion to 1 dwelling 22/04/2021. Due for completion by 22/04/24.	Within catchment area – no phosphate mitigation required
West Barn, Parshalls Farm, Shave Lane, Donyatt		21/00895/PAMB			1					1	Extant permission. Approval issued for conversion to 1 dwelling 22/04/2021. Due for completion by 22/04/24.	Within catchment area – no phosphate mitigation required
Factory Site Dowlish Ford Mills, Greenway, Dowlish Ford		16/04060/FUL			8	4				12	Extant permission. Expires 17/06/23.) (8) - pre-commencement conditions still required to be discharged for parking, roads and footways etc. Site Visit 2021 - not started and currently for sale as development opportunity.	Within catchment area – no phosphate mitigation required
Sea Mills Farm, Greenway, Dowlish Ford		16/04872/FUL		1						1	Extant planning permission. Approved 31/01/17. Commenced. Site visit 2021 - under construction but not activity on site.	Within catchment area – no phosphate mitigation required
Land Adj 1 Greenway, Dowlish Ford, Iminster		19/01777/OUT						1		1	Extant planning permission. Approved 22/10/19. Expires 22/10/22. No reserved matters application submitted. Reserved Matters application will be impacted by phosphates so not recorded in years 1-5.	Within catchment area – held-up solution awaited
Land at Nyworthy Farm, Whitney Hill, Whitney, Iminster		19/02432/OUT								0	Planning Application Pending Consideration (9)	Within catchment area – held-up solution awaited
Land at Horsey Farm, Crock Street, Donyatt		892891RM								0	Extant planning permission. Approved 28/03/90 Footings laid. Long term extant planning permission unlikely to be delivered - recorded as 0. Site visit 2021 - no further activity on site.	Within catchment area – no phosphate mitigation required
Stibbear Farm, Stibbear Lane, Donyatt		18/04037/FUL	1							1	Extant planning permission. Approved 03/10/2019. Expires 03/10/22. S.73 application awaiting decision. Site visit 2021 - 1 complete 1 under construction. Activity on site - will complete 21/22.	Within catchment area – no phosphate mitigation required
Stibbear Farm, Stibbear Lane, Donyatt		18/00556/FUL	1							1	Conversion of barns to 5 dwellings approved 08/05/2018. Site visit 2021 - 4 complete. 1 under construction. Activity on site - will complete 21/22.	Within catchment area – no phosphate mitigation required
Land adj to Lawrence Cottages, Donyatt Hill		18/00924/FUL			2					2	Extant planning permission. Approved 17/07/19. Expires 17/07/22. Site visit 2021 - not started.	Within catchment area – no phosphate mitigation required
Land At Manor Farm, Donyatt		18/02160/FUL								0	Planning permission pending consideration (6)	Within catchment area – held-up solution awaited
Parshalls Farm, Donyatt	W/DONY/0100									0	Site is suitable, available and developable for 6 dwellings.	Within catchment area – held-up solution awaited
Shave Farm, Donyatt	W/DONY/0101									0	Site is suitable, available and developable for 7 dwellings.	Within catchment area – held-up solution awaited
Land south of Southway House, Donyatt	W/DONY/0102									0	Site is suitable, available and developable for 13 dwellings.	Within catchment area – held-up solution awaited
Land adj Number 9 Apple Close, Dowlish Wake		18/01061/OUT 21/02622/REM						2		2	Extant planning permission. Approved 07/09/18. Reserved matters required by 07/09/21. Reserved matters application has been submitted 21/02622/REM and awaiting decision. Reserved Matters application will be impacted by phosphates so not recorded in years 1-5.	Within catchment area – held-up solution awaited
Gable End. Mill Lane, Dowlish Wake		19/00303/FUL			1					1	Extant planning permission. Approved 18/04/19. Expires 18/04/22. No pre-commencement conditions to discharge. Site visit 2021 - not started.	Within catchment area – no phosphate mitigation required

Italics - check whether superseded	HELAA Reference (if applicable)	Planning Application Number	21-22	22-23	23-24	24-25	25-26	26-31	31-36	Total Housing Delivery (Net) 2021-2036	Description / Rationale	Phosphates Status
Kingsdon Cross		750181/FUL								0	Extant planning permission. Approved 30/01/75. Long term extant planning permission unlikely to be delivered and recorded as 0. Site visit 2021 - 2 Complete; 6 Not started. No further activity.	Within catchment area – no phosphate mitigation required
Land OS 5200, Longforward Lane, Kingstone		20/00278/OUT						1		1	Extant planning permission. Approved 21/05/20. Expires 21/05/23. Reserved matters submitted 20/02772/REM and awaiting decision. Reserved Matters application will be impacted by phosphates so not recorded in years 1-5.	Within catchment area – held-up solution awaited
Opposite Castle Cottage, Kingstone		19/01443/FUL	1							1	Extant planning permission. Approved 10/09/19. Expires 10/09/22. Site visit 2021 - under construction. Site is active and well advanced.	Within catchment area – no phosphate mitigation required
Land Opposite Number 30, Orchardleigh, East Chinnock		18/04034/FUL				1				1	Extant planning permission. Allowed on appeal 04/03/2020. Discharge of conditions May 2021 indicated development had not commenced. Foul drainage is a pre-commencement condition so caught by phosphates. Not started.	Within catchment area – held-up solution awaited
Land Adjacent Wren Dale, Weston Street, East Chinnock, BA22 9EQ		19/03123/FUL	1							1	Extant planning permission. Approved 05/02/20. Expires 05/02/23. Site visit 2021 - under construction and active on site.	Within catchment area – no phosphate mitigation required
Orchard Farm, Weston Street, East Chinnock		19/01864/FUL	2							2	Extant planning permission. Approved 09/09/19. Expires 09/09/22. Site visit 2021 - 3 Complete; 2 under construction. Site is active and well advanced.	Within catchment area – no phosphate mitigation required
Barns South of Sunnymount Farm, Green Lane, East Chinnock		19/02108/PAMB		1						1	Extant planning permission. Approved 18/09/19. Completion due by 18/09/2022.	Within catchment area – no phosphate mitigation required
Yew Tree Cottage, Puddle Town, Haselbury Plucknett		17/04626/OUT; 20/00915/REM	1							1	Extant planning permission. Approved 08/01/18. Reserved matters required by 08/01/21. Reserved Matters application 20/00915/REM approved 07/08/20. Discharge of conditions and S73 approved. Site visit 2021 - under construction.	Within catchment area – no phosphate mitigation required
Hewingbere Farm, Britton House Stud, New Road, Haselbury Plucknett		19/01818/FUL		1						1	Extant planning permission. Approved 09/09/19. Expires 09/09/22. No pre-commencement conditions to discharge.	Within catchment area – no phosphate mitigation required
Land of 6400 Part, Claycastle, Haselbury Plucknett		19/01286/OUT						1		1	Extant planning permission. Approved 02/10/19. Expires 02/10/22. Reserved Matters application has not been submitted. Reserved Matters application will be impacted by phosphates so not recorded in years 1-5.	Within catchment area – held-up solution awaited
Manor Farm, Church Lane, Haselbury Plucknett		19/03503/HYBRID								0	Planning Application Pending Consideration (15)	Within catchment area – held-up solution awaited
Sunnyside Pottery Road, Horton		17/02636/FUL	1							1	Extant planning permission. Appeal approved. 06/06/18. Expires 06/06/21. Site visit 2021 - under construction and well advanced.. Completion expected within 21/22.	Within catchment area – no phosphate mitigation required
Land north of Shave Lane		18/04022/FUL			1					1	Extant planning permission. Approved 24/05/19. Expires 24/05/22. Application to discharge conditions (21/02027/DOC approved 19/08/2021). Site visit 2021 - not started	Within catchment area – no phosphate mitigation required
Land at Riverside, Horton		19/01189/FUL	3	1						4	Extant planning permission. Approved 15/11/19. Expires 15/11/22. Site visit 2021 - 2 Complete; 3 Under construction; 1 not started. Site is active.	Within catchment area – no phosphate mitigation required
Stoneleigh, Pound Road, Horton		19/01486/FUL		2						2	Extant planning permission. Approved 24/09/19. Expires 24/09/22. Application to discharge conditions for materials and landscaping submitted. Site visit 2021 - not started.	Within catchment area – no phosphate mitigation required
North of Broadway Hill, Horton	W/HORT/0004	20/03277/FUL								0	Planning Application Pending Consideration (50)Off site mitigation solution under consideration (land being planted as woodland)	Within catchment area – held-up solution awaited
Land north of Shave Lane	W/HORT/0100/									0	Site is suitable, available and developable for 11 dwellings.	
Knowle Green Farm, Knowle Lane, Knowle St Giles		20/01143/FUL		2						2	Extant planning permission. Approved 23/07/2020. Completion due by 23/07/2023. Replaces previous prior approval 18/01177/PAMB. Site visit 2021 - under construction - groundworks commenced.	Within catchment area – no phosphate mitigation required
Bere Mills Cottage Farm, Bere Mills Lane, Sea		11/04525/FUL	1							1	Extant planning permission. Approved 22/12/11. Site visit 2021 - under construction and site is active.	Within catchment area – no phosphate mitigation required
Barn At Widgery Farm, Wooley Lane, Knowle St Giles		17/02939/FUL						1		1	Extant planning permission. Approved 14/09/17. Expires 14/09/20. Site visit 2021 - 1 unit remains under construction. Owner indicated in 2020 that this final unit would not be progressed immediately. Taken out of 5 year supply.	Within catchment area – no phosphate mitigation required

Italics - check whether superseded	HELAA Reference (if applicable)	Planning Application Number	21-22	22-23	23-24	24-25	25-26	26-31	31-36	Total Housing Delivery (Net) 2021-2036	Description / Rationale	Phosphates Status
Land OS 1657 And Barn, Clayhanger Common, Combe St Nicholas		17/02691/FUL; 20/00490/FUL			1					1	Extant planning permission. Approved 09/09/17. Expires 09/09/20. Automatic extension to planning permission to 1 May 2021. (Later application 20/00490/FUL approved 16/07/2020 - expires 16/07/2023) Site visit 2021 - not started. Pre-commencement condition for materials not discharged.	Within catchment area – no phosphate mitigation required
Land at Pye Corner, Merriott Road, Merriott		19/01021/FUL		4						4	Extant planning permission. Approved 16/04/20. Expires 16/04/23. Site visit 2021 - 3 under construction; 1 not started	Within catchment area – no phosphate mitigation required
Land Off Shiremoor Hill, Merriott		16/00865/OUT; 18/01917/ FUL		15	24					39	Extant planning permission. Approved 28/03/17. Expires 28/03/20 but 18/01917/FUL approved at appeal 10/07/2020. Unimplemented planning permissions with time limits for implementation which passed between 23 March 2020 and 19 August 2020 are restored and the time limit extended to 1 May 2021, subject to Additional Environmental Approval being granted. 20/00525/REM Pending Consideration Site visit 2021 - not started but site fenced out with commencement expected summer 2021. Large Site Survey 2021 - Stonewater currently on site building out 18/01917/FUL for 39 units allowed on appeal	Within catchment area – no phosphate mitigation required
Warehouse & Outbuilding, Moorlands Road, Merriott		872872F								0	Extant planning permission. Approved 20/06/88. Commenced 5 flats converted 1 bungalow outstanding. Long term extant permission unlikely to be delivered and removed from schedule - recorded as 0. Site visit 2021 - one unit remains not started.	Within catchment area – no phosphate mitigation required
Popular Motors, Broadway Merriott		18/00751/OUT; 19/02061/FUL	2							2	Extant planning permission. Approved 12/03/19. Expires 12/03/22. Site visit 2021- under construction - dwellings are substantially underway with roofs on.	Within catchment area – no phosphate mitigation required
Boundary House, Beadon Lane, Merriott		18/02796/OUT						1		1	Extant planning permission. Approved 07/12/18. Expires 07/12/21. Reserved Matters application not submitted. Reserved Matters application will be impacted by phosphates so not recorded in years 1-5.	Within catchment area – held-up solution awaited
Land South Of Church Street, Merriott		18/00688/OUT						50		50	Site suitable, available and developable for 50 dwellings years 6-10. Extant planning permission. Approved 19/02/20. Expires 19/02/23. Reserved Matters application will be impacted by phosphates so not recorded in years 1-5.	Within catchment area – held-up solution awaited
Land at Boozer Pit, Merriott	W/MERR/0014	19/00911/FUL	1	1						2	Extant planning permission. Approved 22/11/19. Expires 22/11/22. Site visit 2021 - 1 under construction; 1 not started	Within catchment area – no phosphate mitigation required
Tail Mill, Tail Mill Lane, Merriott		14/04200/FUL		12				12		24	Extant planning permission approved 07/05 2015. Commenced. (45) Site visit 2021 - 21 complete; 12 under construction;12 not started	Within catchment area – no phosphate mitigation required
Land Off Orchard Way, Misterton		19/02398/OUT						2		2	Extant planning permission19/02398/OUT approved 01/11/19. Expires 01/11/22. Reserved Matters application will be impacted by phosphates so not recorded in years 1-5.	Within catchment area – held-up solution awaited
Land At Wellspring Farm South Perrott Road, Misterton,		18/02649/FUL			2	2				4	Extant planning permission (4) Approved 15/10/2019. Expires 15/10/2022. 20/00070/S73 to allow substituted plans - approved 21/04/20. 21/02016/S73 submitted and awaiting determination - relates to outbuilding. Site visit 2021 - not started.	Within catchment area – no phosphate mitigation required
Konli, Station Road, Misterton		19/01235/FUL		1						1	Extant planning permission. Approved 10/12/19. Expires 10/12/22. Site visit - not started. No pre-commencement conditions to discharge. Site is fenced off.	Within catchment area – no phosphate mitigation required
Land to the rear of Bullring Farm, Knowle Lane, Misterton		19/03277/FUL			1					1	Extant planning permission. Approved 12/05/20. Expires 12/05/23. 21/01437/S73 awaiting decision. S.73 relates to materials not unit numbers. Application states that development has not commenced. Conditions on the original permission include pre-commencement conditions that do not go to the heart of the permission.	Within catchment area – no phosphate mitigation required
Land South Of Crewkerne Station Station Road Misterton		14/02913/REM	4	4						8	Extant planning permission Approved 03/02/2017. Commenced. Site visit 2021 - 8 dwellings complete 4 under construction; 4 not started Application 20/01086/OUT refused (appeal lodged) for eight semi-detached dwellings and a single detached dwelling (a net increase of 6 dwellings on the western part of the site). Progress with build out will be determined by the outcome of the appeal. Trajectory confirmed by Large Site Survey 2021.	Within catchment area – no phosphate mitigation required
Old Coal Yard site, Station Road, Misterton		19/01168/FUL								0	Planning permission pending consideration (3)	Within catchment area – held-up solution awaited

Italics - check whether superseded	HELAA Reference (if applicable)	Planning Application Number	21-22	22-23	23-24	24-25	25-26	26-31	31-36	Total Housing Delivery (Net) 2021-2036	Description / Rationale	Phosphates Status
Land South of Crewkerne Station, Station Road, Crewkerne		20/01086/OUT								0	Planning Application refused currently at appeal (8)	Within catchment area – held-up solution awaited
Land and Buildings North of Stone Haven, North Perrott		18/03141/FUL		2	2					4	Extant planning permission. Approved 23/07/19. Expires 23/07/22. No discharge of pre-commencement conditions. Site visit 2021 - not started.	Within catchment area – no phosphate mitigation required
Old Buildings, Back Lane, North Perrott		19/01164/FUL	1		1		1			3	Extant planning permission. Approved 08/10/19. Expires 08/10/22. Site visit -1 Under construction; 2 Not started. Email communication from applicant suggested that the three dwellings will be complete within the next 5 years.	Within catchment area – no phosphate mitigation required
Land Adjacent to 4 Council Houses, West Street, Seavington St Mary		19/00905/OUT						1		1	Extant planning permission. Approved 21/10/19. Expires 21/10/22. Reserved Matters application not submitted to date. Reserved Matters application will be impacted by phosphates so not recorded in years 1-5.	Within catchment area – held-up solution awaited
Land At Upton Lane Seavington St Mary		18/02320/OUT; 20/01232/REM			4	4				8	Extant outline planning permission approved 25/07/2019. Expires 25/07/2022. Reserved Matters approved 13/01/21. Expires 13/01/23. No application to discharge pre-commencement condition for landscaping. Site visit 2021 - not started.	Within catchment area – held-up solution awaited
Land opposite Seavington House, School Lane, Seavington St Mary	N/SEMA/0001/	19/02311/FUL; 20/01205/FUL	1							1	Extant planning permission, Approved 05/06/2020. Site visit 2021 - under construction - substantial progress made.	Within catchment area – no phosphate mitigation required
Land Adj. Carpenters, West Street, Seavington St Mary		19/01290/OUT 20/01418/REM	1							1	Extant planning permission. Application pending as of May 2020 (Approved 21/08/20. Expires 21/08/23. Visit 2021 - under construction. Construction substantially underway.	Within catchment area – no phosphate mitigation required
Land OS 8374, Water Street, Seavington St Michael		19/01070/OUT						8		8	Extant planning permission. Approved 06/01/20. Expires 06/01/23. Reserved Matters application not submitted to date. Reserved Matters application will be impacted by phosphates so not recorded in years 1-5.	Within catchment area – held-up solution awaited
Land at Owl Street, Stocklinch		20/00504/PAMB		1						1	Extant planning permission. Approved 03/04/20. Completion due by 03/04/23. Site visit 2021 - not started	Within catchment area – held-up solution awaited
Land at Owl Street, Stocklinch		20/00502/PAMB		1						1	Extant planning permission. Approved 03/04/20. Completion due by 03/04/23. Site visit 2021 - not started	Within catchment area – held-up solution awaited
Land Os 7517 Part, School Lane, South Chard		14/04519/REM		1						1	Extant planning permission. Approved 19/11/14. Site visit 2021 - under construction and site is active.	Within catchment area – no phosphate mitigation required
Land And Premises Barley Farm, Houses Lane, Tatworth		18/02277/REM	3	2	2					7	Extant planning permission. Approved 18/04/19. Expires 18/04/22. (15/02733/OUT) Site visit 2021 - 3 under construction; 4 not started	Outside of the catchment area
Land OS 4680 Part, Parrocks Lane, Tatworth		17/02728/FUL	2							2	Extant planning permission. Approved 11/09/17. Expires 11/09/20. Site visit 2021 - under construction - construction well advanced. Pre- commencement conditions for materials and bat survey discharged.	Outside of the catchment area
Hurtham Farm, Chilson Common, South Chard		18/02652/PAPA; 19/03261/FUL	1							1	Extant planning permission. Approved 26/10/18. Expires 26/10/21. Full permission 19/03261/FUL granted Feb 2020 Site visit 2021 - under construction - site active and well underway.	Outside of the catchment area
Land adjoining Stone Buildings, Parrocks Lane, Tatworth		18/03626/FUL			3					3	Extant planning permission. Approved 06/03/19. Expires 06/03/22. Site visit 2021 - not started.	Outside of the catchment area
Land adj to 14 Glynsmead, Tatworth & Forton		19/00138/FUL	1							1	Extant planning permission. Approved 06/06/19. Expires 06/06/22. Site Visit 2021 - under construction. Site active and construction well underway.	Outside of the catchment area
Manor Farm, Two Ash Lane, Tatworth and Forton		19/01220/OUT; 21/00688/REM	1	2	2	2	2			9	19/03261/FUL - Extant planning permission. Approved 18/09/19. Expires 18/09/22. Site visit 2021 - 1 under construction - likely to be complete 21/22. No activity on remaining units.	Outside of the catchment area
Turbury Woods, Forton		16/00331/FUL		1						1	Approved 19/05/2016. Site visit 2021 - under construction - self build with construction continuing.	Outside of the catchment area
Land adj. to Cranford House, Waterlake Road, Tatworth		19/03015/OUT 21/00688/REM			1					1	Extant planning permission. Approved 13/02/20. Expires 13/02/23. Reserved Matters approval 19/05/2021. Expires 19/05/2023 Not started	Outside of the catchment area
Loveridge Lane, Tatworth		20/00778/FUL	3							3	Approved 30/06/2020. pre-commencement conditions discharged (2/3/21), and application to discharge conditions (prior to occupation) is currently awaiting decision. Site visit 2021 - under construction - site is active and construction well under way.	Within catchment area – no phosphate mitigation required
Surrounding Old Orchard	W/TAFO/0101/									0	Site is suitable, available and developable for 43 dwellings.	Within catchment area – held-up solution awaited

Care Homes

Site Name	HELAA Reference (if applicable)	Planning Application Number	21-22	22-23	23-24	24-25	25-26	26-31	31-36	Total Housing Delivery (Net) 2021-2036	Description / Rationale
Yeovil											
Land at 166 Hendford Hill		18/01989/FUL					40			40	Extant planning permission Approved 18/12/2018. Expires 18/12/21. - 40 bedroom nursing home. Site visit 2021- not started. Email from Reed Holland confirms that Camelot Care has sold the premises, no information reagarding delivery. Not impacted by phosphates.
Upper Mudford, Primrose Lane, Yeovil		14/02554/OUT							65	65	Planning permission pending for 65 bedroom care home. Approved Subject to S106 Agreement. Application held up due to phosphates.
Land at Keyford, Dorchester Road, Yeovil		15/01000/OUT						65		65	Planning permission pending for 65 bedroom care home. Approved Subject to S106 Agreement. Application held up due to phosphates.
Chard											
Land at East Street, Chard, Somerset		21/00927/FUL						70		70	Erection of 70 bed residential care home (Use Class C2) - Planning Application Pending Application will be impacted by phosphates so moved to years 6-10.
Crewkerne											
Southern Phase Of Crewkerne Key Site Land Off Station Road Crewkerne Somerset		14/02141/OUT							60	60	Extant planning permission for a 60 bedroom Care home approved 31/03/17. Reserved Matters application for up to 110 dwellings permitted 24/03/21 - does not include care home. However, care home could still be dleivered at a later date. Reserved Matters application will be impacted by phosphates.

40

Delivery in years 1-5 divided by 1.8 = input into over all supply = 22